

This instrument was prepared by

(Name) William J. Wynn, Attorney at Law

(Address) 720 Massey Building, Birmingham, Alabama 35203

19760406000030620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/06/1976 12:00:00AM FILED/CERT

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas W. Strickland and wife, Barbara W. Strickland

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald L. Churchwell and wife, Adelle B. Churchwell

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Unit "D", Building 4, Lot 3, of Chandalar South Townhouses as recorded in Map Book 6, page 6, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the Point of Beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D", thence right in a Southwesterly direction along the center line of said fence, wall and fence, being the Southeast side of Unit "D", a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 24.3 feet to the Point of Beginning.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1976.
2. Easements, restrictions, covenants, conditions and agreements of record.
3. Transmission line permit of record.
4. Mortgage to Johnson-Rast & Hays Co., as recorded in Mortgage Book 340 Page 516 in the office of Judge of Probate, Shelby County, Alabama, having approximate balance of \$33,000.00, which grantees assume and agree to pay.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st

day of July, 1975.

WITNESS

(Seal)

(Seal)

(Seal)

THOMAS W. STRICKLAND

BARBARA W. STRICKLAND

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, William J. Wynn, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Strickland and wife, Barbara W. Strickland whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, A. D., 1975

Notary Public.