

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and No/100----- DOLLARS
and the assumption of the hereinafter described mortgage

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

CHARLES THOMAS STRICKLAND and wife, PEGGY JOYCE STRICKLAND

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

JAMES E. KIKER and MARY E. KIKER

(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:

Lot 15, according to the Resurvey of Lots 15 and 16, of Block 3,
Second Sector, Indian Forest Estates, as recorded in Map Book 6,
Page 11, as said resurvey is recorded in Map Book 6, Page 81, in
the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. Protective Covenants as recorded in Misc. Record 7, Page 139 and
7, Page 350 in said Probate Office.
3. Easement and setback line as shown by recorded plat.
4. Agreement between Alabama Power Company and Indian Forest Dev. Co.
as recorded in Misc. Record 7, Page 481, in said Probate Office.
5. Easement to South Central Bell Telephone & Telegraph Company as
recorded in Volume 285, Page 354, in said Probate Office.
6. Easement to Alabama Power Company as recorded in Volume 286,
Page 613 in said Probate Office.

As part of the purchase price and consideration for this deed the grantees
herein assume and agree to pay the indebtedness evidenced by that certain
mortgage in favor of Jefferson Federal Savings & Loan Association as recorded
in Book 352, Page 657 in the Probate Office of Shelby County, Alabama.

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 2nd
day of August, 1976.

WITNESS:

STATE OF ALABAMA
JEFFERSON COUNTY
AUG 13 AM 9:16
Deed Book 1800
Conceded
JUDGE OF PROBATE

CHARLES THOMAS STRICKLAND
PEGGY JOYCE STRICKLAND

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Thomas Strickland and wife, Peggy Joyce 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 2nd day of August, A. D., 1976.

19760813000076580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/13/1976 12:00:00AM FILED/CERT

Notary Public