

This instrument was prepared by

(Name) John T. Campbell  
(Address) 300 Century Park South  
Birmingham, AL 35226



Jefferson Land Title Services Co., Inc.  
316 21ST NORTH B + T BLDG 12-201 B BLDG (205) 328-8020  
BIRMINGHAM, ALABAMA 35203  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

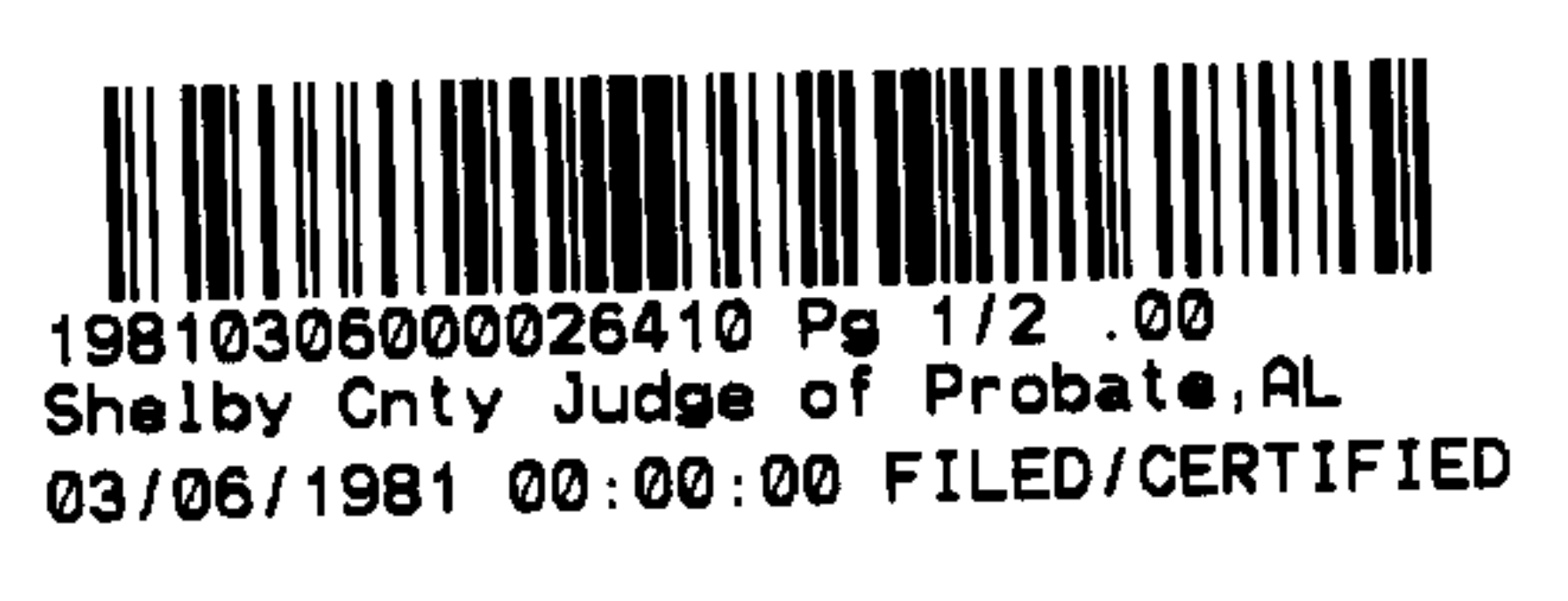
STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$14,000.00 (subject to a first mortgage of 43,405.18) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charlie M. Conaway and wife, Susan Conaway  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Irving W. Strickland and wife, Beth T. Strickland

(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:

See attached Exhibit "A" for legal description.



Subject to:

- (1) Taxes due in the year 1981 which are a lien but not due and payable until October 1st, 1981.
- (2) Right of way to Alabama Power Company recorded in Volume 219, page 138 and Volume 229, page 709 in the Probate Office of Shelby County, Alabama.
- (3) 20 foot access easement as recorded in Volume 302, page 119 in said Probate Office.
- (4) Road use set out by instrument recorded in Volume 317, page 581 in said Probate Office.

Grantees herein hereby assume and agree to pay that certain mortgage in favor of Molton, Allen & Williams, Inc. in the principal amount of \$43,900.00 filed for record February 12, 1979 at 8:16 A.M. and recorded in Volume 387, page 809 in the Probate Office of Shelby County, Alabama and assigned to Federal National Mortgage Association in Misc. Volume 29, page 608 in the Probate Office of Shelby County, Alabama.

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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 4th day of March, 1981.

WITNESS:  
Carolyn C. Myrland (Seal)  
Carolyn C. Myrland (Seal)  
(Seal)

Susan Conaway (Seal)  
(Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

I, John T. Campbell, a Notary Public in and for said County, in said State, hereby certify that Charlie M. Conaway and wife, Susan Conaway whose names are signed to the foregoing conveyance, and who 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 4th day of March, A. D., 1981.  
John T. Campbell  
Notary Public.

EXHIBIT "A"

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence in an Easterly direction along the North line of said 1/4-1/4 Section, a distance of 333.57 feet; thence 87 degrees 57 minutes 10 seconds right, in a Southerly direction and parallel to the West line of said 1/4-1/4 Section, a distance of 653.00 feet; thence 91 degrees 56 minutes 33 seconds right, in a Westerly direction, a distance of 333.54 feet to a point on the West line of said 1/4-1/4 Section; thence 88 degrees 03 minutes 27 seconds right, in a Northerly direction along said West line, a distance of 302.32 feet; thence 93 degrees 14 minutes 00 seconds left, in a Westerly direction, a distance of 77.35 feet; thence 90 degrees 43 minutes 09 seconds right, in a Northerly direction, a distance of 359.32 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 2; thence 94 degrees 33 minutes 41 seconds right, in an Easterly direction along said North line, a distance of 93.08 feet to the Point of Beginning.

Said parcel is subject to a 20 foot wide access easement more particularly described as follows: Commence at the Southwest corner of the above described parcel, said point being on the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence in a Northerly direction along said West line, a distance of 193.00 feet to the centerline of said 20 foot wide access easement; thence 91 degrees 56 minutes 33 seconds right, in an Easterly direction and parallel to the South property line of above described parcel along said centerline, a distance of 333.54 feet to a point on the East property line of the above described parcel.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1981 MAR -6 PM 8:27

*James G. ...*  
JUDGE OF PROBATE

Deed 14.00  
Rec. 3.00  
Int. 1.00  

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18.00