

This instrument prepared by

1006

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Twenty-two Thousand, Fifty-eight and no/100-----Dollars

(\$3,000.00-equity plus assumption of mortgage in amount of \$19,058.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rayford Lyn Scarbrough, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jim O. Strickland

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot Number One (1), two (2) and three (3), in Block Number One (1) of a subdivision and allotment of lands of George A. Nabors, including a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama, at Wilton, as shown by Map Book 3 Page 33 in said Probate Office of Shelby County, Alabama;

Also a strip of land lying between the southeast ends of said Lots 1, 2 and 3 in Block 1 and the Northwest margin or line of the right-of-way of Southern Railway; that is to say, a line running parallel with the center line of the main tract of Southern Railway and 50 feet equal distance from said center line on the northwest side thereof. Said lots and strip lying between Church Street and said right-of-way line according to said map and measuring 225 feet in width along said Church Street and Right-of-way line respectively, and 300 feet, more or less, in length and being situated in the town of Wilton, Shelby County, Alabama.

Grantee does hereby agree to assume the unpaid balance due on mortgage to Collateral Investment Company recorded in Mortgage Book 398 Page 516 in Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2

day of March, 19 81

Rec'd tax 300
Rec'd 150
Ind. 100
550

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

1981 MAR 30 AM 10:17

James A. Snowden, Jr.
JUDGE OF PROBATE

Rayford Lyn Scarbrough

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority
in said State hereby certify that

a Notary Public in and for said County,

Rayford Lyn Scarbrough, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

2

day of

March

A.D. 19 81

ROBERT L. SHIELDS, III

ATTORNEY AT LAW

SHARON, ALABAMA

SHARON, ALABAMA 35201

Notary Public