

(Name) BILL WYNN, ATTORNEY AT LAW1285-E Hueytown Road(Address) Hueytown, Alabama 35023

Supplemental Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

Name Charolette J. Hammonds

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Address 430 Green Springs Hwy.
Lot 44

SHELBY COUNTY

Birmingham, Al. 35209That in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARSto 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

GARLAND L. BROWDER AND CHAROLETTE J. HAMMONDS,

(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:

Lots 6 and 7 according to the survey of Vincent Estates recorded in Map Book 8, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1984.
2. Restrictions and rights-of-way of record.
3. Easement for ingress and egress as recorded in Volume 340, Page 367 in said Probate Office.
4. Mineral and mining rights and rights incident thereto, as recorded in Volume 315 Page 692, in the said Probate Office.
5. Oil, gas and mineral lease recorded in Volume 330, Page 874, and Volume 330 Page 834 in the Probate Office of Shelby County, Alabama, reserved to grantors herein, Thomas W. Strickland and wife, Barbara W. Strickland.

BOOK 354 PAGE 310

\$15,000.00 of the purchase price received there was paid from a mortgage
closed simultaneously with delivery of this deed.

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 15th day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT HAS BEEN

See Mtg. 445-775
1984 MAR 29 AM 8:44

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned THOMAS W. STRICKLAND AND WIFE, BARBARA W. STRICKLAND, 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 15th day of March, A. D., 1984.