

This instrument was prepared by

(Name) BILL WYNN, ATTORNEY AT LAW  
1285-E Hueytown Road  
(Address) Hueytown, Alabama 35023



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124  
Telephone 988-5600



AGENT FOR

**ST PAUL TITLE**

Send Tax Notice to:

Name Billy G. & Angella Strickland

Address P.O. Box 215

Pelham, Alabama 35124

Zip

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED FORTY THOUSAND AND NO/100-----DOLLARS  
(\$320,295.32 of the above consideration being in the form of mortgages assumed and given)

to the undersigned grantor, JACO, INC., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

BILLY G. STRICKLAND AND WIFE, ANGELLA 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:

Parcel I

A portion of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 33, Township 20 South,  
Range 3 West, more particularly described as follows: Begin at the  
Northwest corner of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 33, Township  
20 South, Range 3 West, and run Easterly along the North side of  
the said S $\frac{1}{2}$  for 492.35 feet to the point of beginning, thence turn  
an angle of 75 deg. 37 min. 42 sec. to the right and run Southeasterly  
for 930.82 feet; thence turn an angle of 24 deg. 16 min. 14 sec. to  
the left and run Southeasterly for 161.95 feet; thence turn an angle of  
80 deg. 28 min. 15 sec. to the left and run Northeasterly for 144.37  
feet; thence turn an angle of 8 deg. 44 min. 30 sec. to the right and  
run Northeasterly for 588.94 feet to a point on the West right of way  
of Shelby County Road No. 17, thence turn an angle of 54 deg. 13 min.  
29 sec. to the left and run Northeasterly along the West 80 feet right  
of way of said road No. 17 for 313.48 feet to a point of curvature of  
the West right of way of said road (curve to the left with a radius  
of 5092 feet), thence run Northeasterly along said curved portion of  
right of way for 462.36 feet to a point on the North side of the S $\frac{1}{2}$   
of the NE $\frac{1}{4}$  of said Section 33, thence turn an angle to the left and  
run Westerly along the North side of the said S $\frac{1}{2}$  for 1196.10 feet  
back to the point of beginning.

(Legal Description continued on back)

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Mack Sanders,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of May 1984.

ATTEST:

[Signature]  
Secretary

By [Signature]  
JACO, INC.  
Its President

STATE OF ALABAMA  
COUNTY OF SHELBY

Tennessee  
Cauden

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Mack Sanders,  
whose name as President of JACO, INC.,  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 16 day of May 1984

Form ALA-33

Commission Expires 4-20-86

(LEGAL DESCRIPTION, CONTINUED)

PARCEL II

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence Easterly along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  492.35 feet to a point; thence 75 deg. 37 min. 42 sec. right and Southeasterly 930.82 feet to a point; thence 24 deg. 16 min. 14 sec. left and Southeasterly 161.95 feet to a point; thence 99 deg. 42 min. 0 sec. right and Southwesterly 74.02 feet to a point; thence 3 deg. 35 min. 0 sec. left and Southwesterly 316.63 feet to a point; thence 56 deg. 30 min. 0 sec. right and Northwesterly 7.80 feet to a point; thence 89 deg. 27 min. 0 sec. right and Northeasterly 138.20 feet to a point; thence 57 deg. 51 min. 0 sec. left and Northwesterly 39.31 feet to a point; thence 26 deg. 16 min. 0 sec. left and Northwesterly 131.94 feet to a point in the centerline of Beaverdam Creek; thence 65 deg. 30 min. 0 sec. right and Northerly 167.18 feet to a point in the centerline of same creek, thence 70 deg. 10 min. 0 sec. left and Northwesterly 109.63 feet to a point in the centerline of same creek, thence 39 deg. 34 min. 0 sec. left and Southwesterly 146.23 feet to a point in the centerline of same creek, thence 50 deg. 10 min. 0 sec. left and Southwesterly 26.32 feet to a point in the centerline of same creek, thence 44 deg. 29 min. 0 sec. left and Southeasterly 102.41 feet to a point in the centerline of same creek, thence 38 deg. 19 min. 0 sec. right and Southerly 43.16 feet to a point in the centerline of same creek; 78 deg. 11 min. 0 sec. right and Westerly 57.25 feet to a point in the centerline of same creek, thence 36 deg. 03 min. 0 sec. right and Northwesterly 150.0 feet to a point in the centerline of same creek on the West line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, thence 45 deg. 31 min. 32 sec. right and Northerly along the said West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, 884.90 feet to the point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1984.
2. Mortgage to Collateral Investment Company, recorded in Mortgage Book 360, Page 220, which said mortgage was assigned to North American Benefit Association in Misc. Book 17, Page 848 (as to Parcel I), which Grantees assume and agree to pay.
3. Mortgage to Frank Jones and Norma S. Jones, recorded in Mortgage Book 360, Page 715, which Grantees assume and agree to pay.

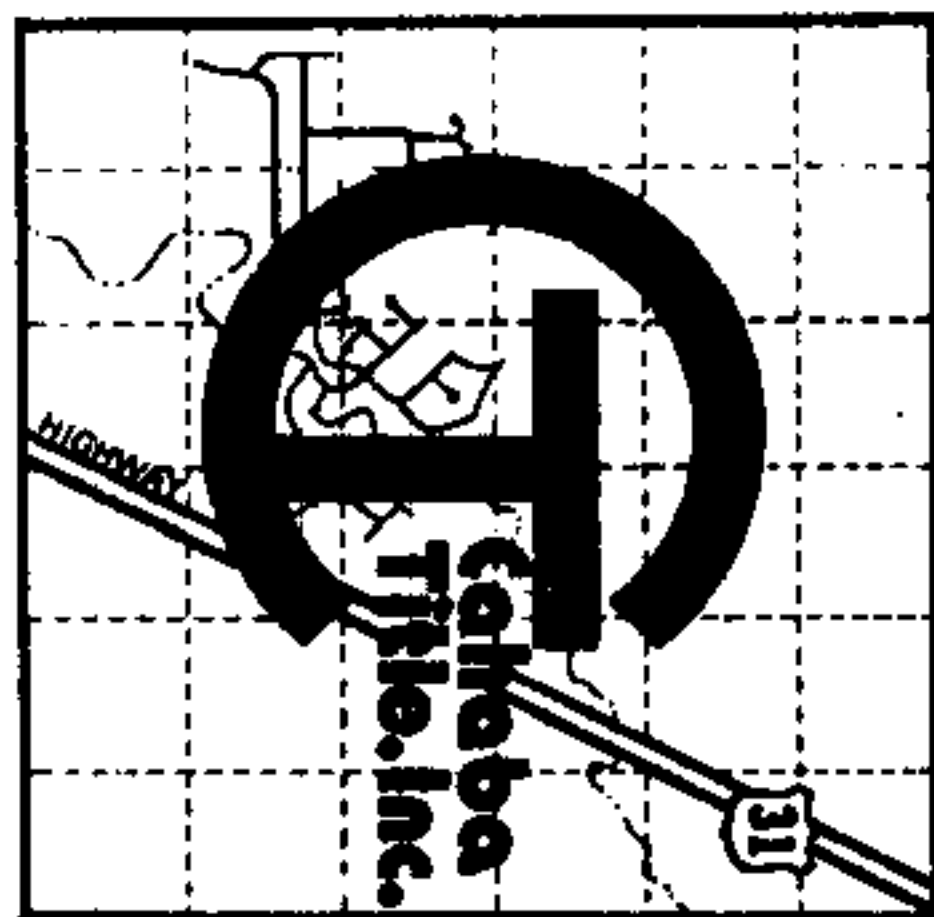
Return to:

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P.O. Box 689

Prichard, Alabama 36124

Telephone: 988-5600

(Seller agrees to transfer to purchasers his option on adjacent 1.8 acres, more or less, and should purchasers, in the future, exercise said option, seller agrees to absorb all consideration in purchase price above \$10,000.00. All terms of original option with Mack Roper shall inure to purchasers.)

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

1984 JUN -4 AM 7:51

*[Signature]*  
JUDGE OF THE COURT

*Deed tax 20.00*  
*Rec. 3.00*  
*Ind. 1.00*  
*24.00*