

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Jim Strickland

(Address) P.O. Box 728  
Columbiana Ala 35051

This instrument was prepared by

817

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Three Hundred and No/100 (\$20,300.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. B. Turner, Jr., Vivian Turner McNeill, and Odell Turner Lewis, as co-executors  
and Trustees of the Estate of J. B. Turner, Sr.  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jim Strickland and wife, Beth Strickland  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Property being described on Exhibit "A" attached hereto and made part and  
parcel hereof as fully as if set out herein, which said Exhibit is signed  
for the purpose of identification.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due  
and payable until October 1, 1988.
2. Transmission line permit to Alabama Power Company, as recorded in Deed  
Book 214, page 363, in the Probate Office of Shelby County, Alabama.
3. Easement to Water Works Board of Town of Columbiana, as recorded in Deed  
Book 143, page 158, in said Probate Office.
4. Right-of-way to City of Columbiana, as recorded in Deed Book 233, page 635,  
in said Probate Office.
5. No house or houses of less than 1,200 sq. ft. of heated area shall be erected  
or constructed on the land herein conveyed.
6. No mobile home or house trailer shall be allowed on the hereinabove described  
property.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 13<sup>th</sup>

day of October, 19 87

WITNESS:

J.B. Turner, Jr. (Seal)  
J.B. Turner, Jr., as co-executor and  
Trustee of the Estate of J.B. Turner, Sr. (Seal)

Vivian T. McNeill (Seal)  
Vivian Turner McNeill, as co-executor and  
Trustee of the Estate of J.B. Turner, Sr. (Seal)

Odell Turner Lewis (Seal)  
Odell Turner Lewis, as co-executor and  
Trustee of the Estate of J.B. Turner, Sr. (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that J.B. Turner, Jr., Vivian Turner McNeill, and Odell Turner Lewis as co-executors  
and Trustees of the Estate of J.B. Turner, Sr.  
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, in their capacity as said co-executors and trustees.  
Given under my hand and official seal this 13<sup>th</sup> day of October, A.D., 19 87

Conrad R. Jenkins  
Notary Public.

BOOK 155 PAGE 49

# EXHIBIT "A"

## PARCEL II:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right, run 219.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 deg. 45 min. 29 sec. left, run 205.39 feet to the South line of East Sterrett Street and a curve to the left having a radius of 1612.24 feet; thence run Westerly along said curve and street for 84.13 feet to end of curve; thence continue along said street for 15.87 feet; thence 88 deg. 00 min. 46 sec. left, run 202.99 feet to the point of beginning.

## PARCEL III:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right, run 319.52 feet to the point of beginning; thence 90 deg. 45 min. 29 sec. left, run 205.39 feet to the Southerly line of East Sterrett Street and a curve to the right having a radius of 1612.24 feet; thence run Easterly along said curve and street for 14.62 feet to the end of said curve; thence continue along said street for 85.38 feet; thence 88 deg. 21 min. 50 sec. right, run 203.95 feet; thence 90 deg. 46 min. 04 sec. right, run 100.00 feet to the point of beginning.

## PARCEL IV:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right, run Easterly for 419.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 deg. 46 min. 36 sec. left, run 202.43 feet to the South line of East Sterrett Street; thence 88 deg. 21 min. 18 sec. left, run Westerly along last said street for 100.00 feet; thence 91 deg. 38 min. 10 sec. left, run 203.95 feet to the point of beginning.

## PARCEL V:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right, run 519.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 deg. 47 min. 10 sec. left, run 200.92 feet to the South line of East Sterrett Street; thence 88 deg. 20 min. 45 sec. left, run Westerly along last said street for 100.00 feet; thence 91 deg. 38 min. 42 sec. left, run 202.43 feet to the point of beginning.

## PARCEL VI:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right, run Easterly for 619.52 feet to the point of beginning; thence continue last described course for 100.00 feet to the West line of Goodwin Street; thence 90 deg. 47 min. 43 sec. left, run along last said street for 199.40 feet to the South line of East Sterrett Street; thence 88 deg. 20 min. 12 sec. left, run along last said street for 100.00 feet; thence 91 deg. 39 min. 15 sec. left, run 200.92 feet to the point of beginning.

All being situated in Shelby County, Alabama.

According to undated survey of Thomas E. Simmons, LS #12945.

The property herein conveyed is also described as follows: Beginning at the SW corner of Section 24, Township 21 South, Range 1 West and run East along the South line of said Section 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left run Northerly along said street for 331.81 feet; thence 95 deg. 59 min. right and run Easterly 219.52 feet to the point of beginning; thence continue the last described course in an Easterly direction for 500 feet to the West line of Goodwin Street; thence 90 deg. 47 min. 43 sec. left and run along last described said street for 199.40 feet to the South line of East Sterrett Street; thence 88 deg. 20 min. 12 sec. left and run along the South line of last described street 500 feet to an iron pin which is the Northeast corner of the Turner homeplace lot; thence 88 deg. 00 min. 46 sec. left and run in a Southerly direction 202.99 feet to the point of beginning. It is intended that this legal description include only Lots 2, 3, 4, 5, and 6 of Thomas E. Simmons' map or plat of said property.

## EASEMENT

The South 8 feet of the herein after described property to be used for a sewer line easement (Parcel I) Commence at the SW corner of Section 24, Township 21 South, Range 1 West, thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street, thence 95° 58' left run northerly along said street for 331.81 feet to the Point of Beginning, thence continue last described course for 193.09 feet to the South line of East Sterrett Street. Thence 93° 20' 40" right run along said street for 237.59 feet, thence 91° 59' 14" right run 202.99 feet, thence 90° 45' 15" right run 219.52 feet to the Point of Beginning.

J.B. Turner, Jr., as co-executor and  
Trustee of the Estate of J.B. Turner, Sr.

Vivian T. McNeill  
Vivian Turner McNeill, as co-executor and  
Trustee of the Estate of J.B. Turner, Sr.

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

1987 OCT 13 PM 12:10

Deed TAX 20.50  
Rec 5.00

Odell Turner Lewis  
Odell Turner Lewis, as co-executor and  
Trustee of the Estate of J.B. Turner, Sr.