

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT TO TITLE.

SEND TAX NOTICE TO:

1396

(Name) Robert Stricklin  
Route #1, Box 97  
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(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 \$1,500.00 and the assumption of mortgage described below DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William E. Connell and wife, Gayla Connell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Stricklin and Pat Stricklin

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

SHELBY County, Alabama to-wit:

Part of the SW 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 East, described as follows: Commence at the NE corner of said quarter-quarter section and run West along North boundary line a distance of 190.00 feet to point of beginning; thence continue along said line a distance of 140.00 feet; thence turn an angle of 90 degrees 26 minutes to left and run a distance of 268.40 feet to a point on the Northwest 40 foot right of way line of County Highway #42; thence turn an angle of 106 degrees 24 minutes to left and run in an Easterly direction along said right of way line a distance of 158.20 feet; thence turn an angle of 76 degrees 39 minutes to left and run a distance of 223.00 feet to point of beginning. Situated in Shelby County, Alabama.

Grantees further assume and agree to pay the remaining indebtedness of that certain mortgage from William E. Connell and wife, Gayla Connell to BENCHMARK MORTGAGE CORPORATION, dated August 20, 1986 and filed for record in the Probate Office of Shelby County, Alabama in Real Record 088, Page 86, filed on August 28, 1986 at 10:18 A.M.

SUBJECT to current taxes, easements, rights-of-way and restrictions of record.

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 16<sup>th</sup>

day of October, 19 87

WITNESS: STATE OF ALA. SHELBY CO.  
TAX 1.50 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

William E. Connell (Seal)  
William E. Connell (Seal)

1. Recording Fee 2.50 1987 OCT 20 PM 2:09 (Seal)

4. Indexing Fee 1.00 (Seal)

Gayla P. Connell (Seal)  
Gayla Connell (Seal)

TOTAL 5.00 Thomas A. [Signature] (Seal)  
STATE OF ALABAMA JUDGE OF PROBATE  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that William E. Connell and wife, Gayla Connell  
whose name are 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 16<sup>th</sup> day of October, A. D., 19 87

Arnet F. [Signature] Public.

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