

200.00

SEND TAX NOTICE TO:
(Name) Maburn Stricklin
(Address) _____

2189

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred and no/100 Dollars
and other good and valuable consideration
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Melinda Stricklin Walker and Margaret Sue Stricklin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Maburn Stricklin
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A life estate only in the real estate described on Exhibits "A" and "B" attached
hereto and made part and parcel hereof as fully as if set out herein which said
Exhibits "A" and "B" are signed by grantors herein for the purpose of identification.

The above described property constitutes no part of the homestead of either of
the grantors.

BOOK 157 PAGE 778

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 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 hands(s) and seal(s), this
day of _____, 19 87

_____(Seal) Melinda Stricklin Walker (Seal)
_____(Seal) Melinda Stricklin Walker
_____(Seal) Margaret Sue Stricklin (Seal)
_____(Seal) Margaret Sue Stricklin
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Melinda Stricklin Walker and Margaret Sue Stricklin
whose name s 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 3rd day of October, A. D., 19 87
At 1:00 PM 3399 Malcolm B. Kendrick Public.

Exhibit "A"

A part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning start at the northeast corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence south 2 deg. East along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point; thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point; thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 feet to a point which is the point of beginning; thence at a deflection angle of 35 deg. 10 min. to the left a distance of 100 feet; thence at a deflection angle of 93 deg. 18 min. to the left a distance of 190.8 feet to a point; thence at a deflection angle of 67 deg. 02 min. to the left a distance of 99.6 feet to a point; thence at a deflection angle of 110 deg. 56 min. to the left a distance of 224.5 feet to the point of beginning. Subject to an easement of 20 feet off the entire south side for a road;

There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in "Final Record" Probate Office of Shelby County, Alabama, Book 7, page 51.

Also, a part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning, start at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence south 2 deg. East along the east line of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point; thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to point of beginning; thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 ft to a point; thence at a deflection angle of 126 deg. 25 min. to the left a distance of 224.5 feet to a point; thence at a deflection angle of 67 deg. 57 min. to the left a distance of 120.1 feet to a point; thence at a deflection angle of 108 deg. 26 min. to the left a distance of 179.8 feet to the point of beginning.

There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in "Final Record" Book 7, page 51 in said Probate Office.

Also, a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13; thence Southwardly along the East line of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point which is the point of beginning; thence in a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point; thence at a deflection angle of 141 deg. 20 min. to the left a distance of 179.8 feet to a point; thence at a deflection angle of 65 deg. to the left a distance of 138.3 feet to a point; thence at a deflection angle of 132 deg. 16 min. to the left a distance of 138.3 feet to the point of beginning. There is excepted herefrom Alabama Power Company flood rights to 425 feet datum plane contour. Other existing rights of way and easements are excepted.

SIGNED FOR IDENTIFICATION:

Melinda Stricklin Walker
Melinda Stricklin Walker

Margaret Sue Stricklin
Margaret Sue Stricklin

Exhibit "B"

SURFACE RIGHTS ONLY TO: Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: To locate the point of beginning commence at the NE corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence South along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 180 feet to a point which point is the point of beginning, thence continue South along said East line a distance of 30.0 feet to a concave marker, thence with a deflection angle of 13 $^{\circ}$ 39' to the right run Southwestwardly a distance of 136.30 feet to a point, thence with an interior angle of 198 $^{\circ}$ 32' run Southwest a distance of 152.50 feet to a point on the East boundary of a 30 foot road right of way, thence with an interior angle of 52 $^{\circ}$ 32' run North along said East boundary a distance of 148.70 feet to a point, thence with an interior angle of 95 $^{\circ}$ 30' run Northeastwardly a distance of 258.43 feet to the point of beginning.

A strip of land 30 feet in width across the North side of the above described property is herein reserved for roadway right of way to be used by Grantor, its assigns and successors in conjunction with Grantee, her heirs and assigns.

Grantor reserves unto itself, its assigns and successors, all oil, gas, mineral and mining rights. Other outstanding easements and rights of way as may be of record or as evidenced by use, are excepted.

SIGNED FOR IDENTIFICATION:

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

1997 OCT 30 PM 2:08

Thomas A. Snowling
JUDGE OF PROBATE

Melinda Stricklin Walker
Melinda Stricklin Walker

Margaret Sue Stricklin
Margaret Sue Stricklin

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.00</u>

BOOK 157 PAGE 780