

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

1473

SEND TAX NOTICE TO:

(Name) James H. Strickland, Jr.
Post Office Box 728
(Address) Columbiana, Alabama 35051

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 \$6,461.61 and the release of mortgage recorded in Real 187, Page 828 DOLLARS

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

Lawrence P. Angelillo, a married man

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

James H. Strickland, Jr. and Beth F. 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:

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.

BOOK 275 PAGE 346

1. Bond Tax	\$ 6.50
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THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 19th

day of January STATE OF ALA. SHELBY CO

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

90 JAN 19 PM 3:47 (Seal)

Lawrence P. Angelillo (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

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

hereby certify that Lawrence P. Angelillo

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 19th day of January A. D. 1990

Ramona S. Wilk