

SEND TAX NOTICE TO:  
Robert A. Strozier, Jr.  
(Name) Ann D. Strozier

This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

(Address) Route 1 Box 1040  
Shelby, Alabama 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Eight Thousand and No/100----- DOLLARS

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

Graham N. Webster and Ruby Webster, husband and wife

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

Robert A. Strozier, Jr. and wife, Ann D. Strozier

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

Shelby County, Alabama to-wit:

Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West, and run in a Northerly direction along the East boundary line of said NW 1/4 of NW 1/4 a distance of 1320 feet, more or less, to the NE corner thereof; thence turn left an angle of 89 degrees 14 minutes 15 seconds in a westerly direction and along the north line of said Quarter-Quarter section a distance of 330.0 feet; thence turn left an angle of 90 degrees 45 minutes 45 seconds in a southerly direction a distance of 1192.65 feet; thence turn left an angle of 7 degrees 41 minutes 15 seconds in a Southeasterly direction a distance of 128.5 feet, more or less, to a point on the south boundary line of said NW 1/4 of the NW 1/4; thence turn left an angle of 81 degrees 33 minutes in a Northerly direction a distance of 310.0 feet to the point of beginning. Situated in Shelby County, Alabama.

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

90 JUL -3 AM 9:07

1. Doc. Tax	\$ 38.00
2. ...	...
3. ...	3.50
4. ...	3.00
5. ...	1.00
6. ...	...
Total	\$ 44.50

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 27th

day of June, 1990

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Graham N. Webster (Seal)  
Ruby Webster (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and Ruby Webster 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.

Given under my hand and official seal this 27th day of June, A.D., 1990

Larry R. Newman

Notary Public.