

SEND TAX NOTICE TO:

(Name) Henry C. Strickland, III

(Address) 136 Southview Drive

Birmingham, Al. 35244

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$247,500.00)

to the undersigned grantor, B. G. WINFORD BUILDERS, INC. a corporation,
(herein referred to as GRANTOR) in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

HENRY C. STRICKLAND, III, and wife, ANNE R. STRICKLAND

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama.

Lot 25, according to the Survey of South Pointe, 9th Sector, Phase I, as recorded in Map Book 16, page 81, in the Probate Office of Shelby County, Alabama.

\$ 220,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable.

Inst # 1993-00006

01/04/1993-00006
08:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 34.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President BRETT G. WINFORD who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 1992

ATTEST:

B. G. WINFORD BUILDERS, INC.

By Brett G. Winford President
BRETT G. WINFORD

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, J. DAN TAYLOR

a Notary Public in and for said County in said

State, hereby certify that

BRETT G. WINFORD

whose name as President of B. G. WINFORD BUILDERS, INC. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th

day of December 1992

J. DAN TAYLOR

Notary Public