

This Instrument Prepared By:  
Theresa A. Tkacik-Attorney at Law  
2162 Highway 31 South  
Pelham, Alabama 35124

Send Tax Notice To: David and Diane Strickland, Jr.  
17 Deer Springs Circle  
Pelham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Seven Thousand Five Hundred Dollars and No/100's (\$37,500.00) to the undersigned grantor or grantors, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, we, MORTON R. CLAXON, and wife, NANCY L. CLAXON, (herein referred to as grantors), do grant, bargain, sell and convey unto DAVID BLAIR STRICKLAND, JR., and wife, JUDY DIANE 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:

Lot 17, Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for 1993 and subsequent years.

SUBJECT TO: Easements, covenants, restrictions, permits, and right of ways of record.

SUBJECT TO: Liens, defects, encumbrances, and claims of record.

SUBJECT TO: 35-foot building set back line from Deer Springs Circle as shown on recorded map.

SUBJECT TO: 7.5 foot utility easement across the Northwest side and 5-foot utility easement across the East side of said lot as shown on recorded map.

SUBJECT TO: Title to minerals underlying caption lands with mining rights, other rights, privileges and immunities belonging thereto.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, Page 399; and transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 283, Page 850 and Deed Book 287, Page 513 in the Probate Office of Shelby County, Alabama.

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 created hereby 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 We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees their heirs and assigns, that We are lawfully seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and 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 the 29th day of September, 1993.

Morton R. Claxon Seal

Nancy L. Claxon Seal

10/12/1993-31641  
02:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HJS 48.00

Inst # 1993-31641

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MORTON R. CLAXON, and wife, NANCY L. CLAXON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my and official seal this the 29th day of September,  
1993.

Shereen A. Macik  
Notary Public  
Sept. 19, 1995  
My Commission Expires:

Inst # 1993-31641

10/12/1993-31641  
02:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 KJS 48.00