



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond, Woosley & Palmer
(Address) 2204 Lakeshore Drive, Suite 130
Birmingham AL 35209

Margaret D. Strickland
905 SW 6th Avenue
Alabaster, AL 35007

Inst # 1994-34153

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Eight Thousand and 00/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
George Michael Ellis and wife, Cynthia Smitherman Ellis
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Margaret D. Strickland

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1, Block 1, of First Additional to Fall Acres Subdivision, in Map Book 4 page 77,
in the Probate office of Shelby County, Alabama, situated in and being a part of the
South 1/2 of the SW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West,
Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

\$ 64,600.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 war-
rant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th
day of November, 19 94.

(SEAL)

George Michael Ellis
George Michael Ellis

(SEAL)

(SEAL)

Cynthia Smitherman Ellis
Cynthia Smitherman Ellis

(SEAL)

Inst # 1994-34153

(SEAL)

(SEAL)

STATE OF Alabama
Jefferson COUNTY }

11/16/1994-34153
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment
001 MCD 12.00

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

George Michael Ellis and wife, Cynthia Smitherman Ellis

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 8th day of November A.D. 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Robert E. Lawrence
Notary Public