

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Tom Strickland

(Name)

2100 Lynngate Drive, Suite A
Birmingham, AL 35216

(Address)

George Pickens

(Name)

651 McBrayer Drive - Vincent, AL 35178

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred (\$7,500.00) Dollars

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

Thomas W. Strickland and wife, Barbara W. Strickland

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

George Pickens and Melody Pickens

(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 12, according to the Survey of Vincent Estates, as recorded in Map
Book 8, page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions and Rights of way of record;
1995 Taxes, a lien not yet due and payable.

Inst # 1995-13413

05/22/1995-13413
03:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50

TO HAVE AND TO HOLD, to 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 4th day of MAY, 1995.

Thomas W. Strickland (Seal)
Thomas W. Strickland

Barbara W. Strickland (Seal)
Barbara W. Strickland

(Seal)

(Seal)

(Seal)

(Seal)

1995-13413

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas W. Strickland & wife, Barbara W. Strickland, 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 the 4th day of MAY 1995.

[Signature]
Notary Public Comm Exp 2/17/97

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Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871