

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1995-14422

06/02/1995-14422
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE
002 SNA 44.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED FIFTY & NO/100---- (\$126,750.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Claude Turner and wife, Verdia M. Turner (herein referred to as grantors), do grant, bargain, sell and convey unto Gary E. Stricklin and wife, Patsy A. Stricklin (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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

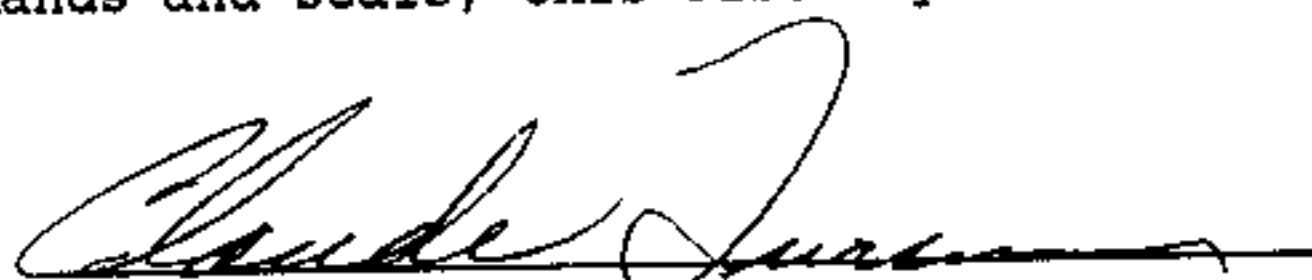
\$94,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

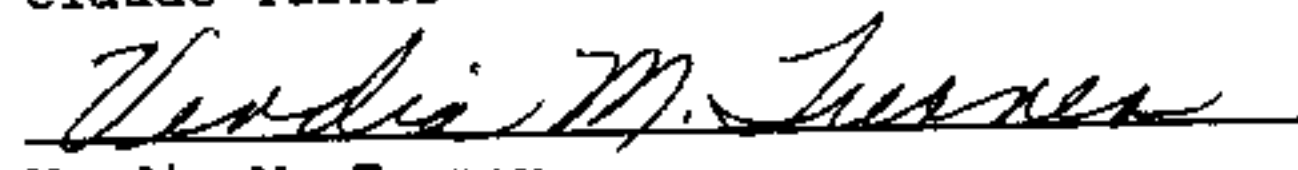
GRANTEES' ADDRESS: 10 Pine Street Shelby, Alabama 35143

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 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 hands and seals, this 31st day of May, 1995.

 (SEAL)
Claude Turner

 (SEAL)
Verdia M. Turner

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude Turner and wife, Verdia M. Turner 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 31st day of May A.D. 1995

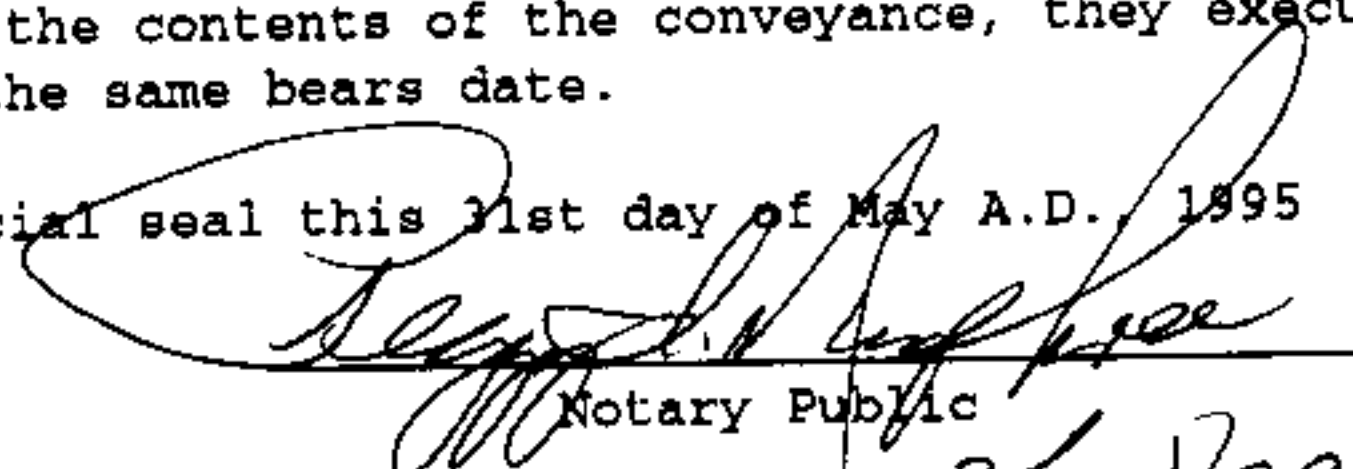

Notary Public
2/20/99

EXHIBIT "A"

North 1/2 of Lot 9, Block 1, according to the Survey of Pine Grove Camp as recorded in Map Book 4 page 8 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, less and except the following:

A part of Lot 9, in Block 1, according to the Survey of Pine Grove Camp, situated and being in the SE 1/4 of the SE 1/4 of Section 12, Township 24 North, Range 15 East, described as follows: Commence at the NE corner of Lot 6, Block 1, Pine Grove Camp as recorded in Map Book 4 page 8 and run Southerly along the East boundary of said Lot 6 a distance of 130 feet to the point of beginning; thence continue along the same line of direction for a distance of 18.92 feet to an iron pipe found in place; thence turn an angle 98 deg. 05 min. 03 sec. to right and run a distance of 102.96 feet to an iron pipe found in place; thence turn an angle of 83 deg. 21 min. 08 sec. to the right and run a distance of 18.63 feet to a point; thence turn an angle of 96 deg. 31 min. 05 sec. to the right and run along the South line of Lot 6 a distance of 102.45 feet to the point of beginning;

said part of land is lying in the SE 1/4 of SE 1/4 of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

Also, less and except the following:

A part of Lot 9, Block One of Pine Grove Camp as recorded in Map Book 4 page 8, in the Probate Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Lot 5, Block One of said Pine Grove Camp, thence run South along the West line of said Lot a distance of 130 feet to the Southwest corner of said Lot 5 and the point of beginning; thence continue last course 18.63 feet; thence turn left 81 deg. 54 min. 57 sec. and run Southeast 99.73 feet; thence turn left 15 deg. 23 min. 48 sec. and run Northeast 92.30 feet; thence turn left 166 deg. 21 min. 32 sec. and run Northwest 191.46 feet to the point of beginning.

All being situated in Shelby County, Alabama.

[Handwritten signature]
V.T.

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