

SEND TAX NOTICE TO:

(Name) Jim T. Davis, Jr. and Lisa M. Davis
(Address) 107 Arlington Avenue
Columbiana, Alabama 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) ----- DOLLARS

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

James H. Strickland, Jr. and wife, Beth F. Strickland

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

Jim T. Davis, Jr. and wife, Lisa M. Davis

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

Inst # 1995-36549

Inst # 1995-36549

12/21/1995-36549
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 32.00

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 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 21st

day of December, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

James H. Strickland, Jr. (Seal)
James H. Strickland, Jr.
Beth F. Strickland (Seal)
Beth F. Strickland (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James H. Strickland, Jr. and wife, Beth F. 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 21st day of December A. D., 19 95

Peggy J. Peterson
Notary Public.

EXHIBIT "A"

That certain lot or parcel of land in the Town of Columbiana, Shelby County, Alabama, described as follows: Beginning at a point on the South side of East College Street 89 feet East of the East curb line of Main Street at the Northeast corner of the building formerly known as the Mitchell Building and now occupied by Columbiana Jewelers; run thence Southerly along the East wall of said Mitchell Building and now occupied by Columbiana Jewelers; run thence Southerly along the East wall of said Mitchell Building 53 feet, more or less, to a point 10 feet North of the Southeast corner of said Mitchell Building; run thence Easterly along the North line of the hereinafter referred to perpetual right of way 30 feet, more or less, to the West line of the property formerly known as the Tinney Ice Plant lot; run thence Northerly along the said West line of the Tinney Ice Plant lot 53 feet, more or less, to the Northeast corner of the building formerly known as the Cafe Building, which was occupied by Bill Powers Seed and Feed Store as of February 2, 1976, and now as the warehouse of Strickland's Department Store, and which said point is on the South margin of East College Street; run thence Westerly along the North wall of said Cafe Building and the building formerly occupied by Estell's Beauty Parlor a distance of 30 feet to the said point of beginning, and being a part of Lots #5 and #6, according to the original survey and maps of the Town of Columbiana, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996.
2. Easement granted to J. D. Falkner, Lorene J. Falkner, Jeff D. Falkner, Jr., and Terry J. Falkner, as recorded in Real Record 16, Page 499, in Probate Office.

SIGNED FOR IDENTIFICATION:

James H. Strickland, Jr.
James H. Strickland, Jr.

Beth F. Strickland
Beth F. Strickland

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