

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) JEFFREY M. STROZIER and  
(Address) STACY G. STROZIER  
5146 Highway 261, Helena, AL 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand and no/100 DOLLARS

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

JERRY C. CHANCE and wife, JANIE M. CHANCE  
(herein referred to as grantors), do grant, bargain, sell and convey unto

JEFFREY M. STROZIER and wife, STACY G. STROZIER  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL  
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY  
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 80,750.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-15070

05/08/1996-15070  
11:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 15.50

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 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 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 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 30th  
day of April, 19 96.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Jerry C. Chance (Seal)  
JERRY C. CHANCE  
Janie M. Chance (Seal)  
JANIE M. CHANCE

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that JERRY C. CHANCE and wife, JANIE M. CHANCE, 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 30th day of April, A.D. 19 96.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: MARCH 12, 1997  
My Commission Expires:

James J. Holliman  
Notary Public

EXHIBIT "A"

A part of the NE 1/4 of the NE 1/4 of Section 21, Township 20, Range 3 West, more particularly described as follows: Beginning at the SE corner of said NE 1/4 of NE 1/4 and run South 89 degrees 15 minutes West along the South line of said NE 1/4 of NE 1/4 a distance of 114 feet to the point of beginning; thence continue South 89 degrees 15 minutes West along the South line of said NE 1/4 of NE 1/4 a distance of 135 feet; thence turning an angle to the right run North 46 degrees 43 minutes West a distance of 100.9 feet, more or less, to the South side of the Montevallo and Helena Public Road; thence run North 44 degrees 18 minutes East along the south side of said Montevallo-Helena Public Road a distance of 137 feet; thence turning an angle to the right in a Southeasterly direction and in a straight line a distance of 200 feet, more or less, to the point of beginning on the South side of the NE 1/4 of the NE 1/4 of said Section 21, Township 20, Range 3 West. ALSO, the right to construct a water line under a 4 foot strip of land described as commencing at the SE corner of the NE 1/4 of NE 1/4 of Section 21, Township 20, Range 3 West, and thence run South 89 degrees 15 minutes West a distance of 37.33 feet to the point of beginning; thence continue South 89 degrees 15 minutes West a distance of 76.7 feet; thence turning an angle to the right run North 46 degrees 43 minutes West a distance of 4 feet; thence run North 89 degrees 15 minutes East a distance of 76.7 feet, more or less, to the East line of that certain lot conveyed by W.T. Strickland and wife, Lucille Strickland to W.T. Booth, in Deed Book 149, page 61, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 4 degrees 51 minutes East a distance of 4 feet, more or less, to the point of beginning.

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