

SEND TAX NOTICE TO:

(Name) **Jimmy House and
Ruby H. House**

(Address) 56 Marigold Road

Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1996-33809

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY-NINE THOUSAND AND NO/100 Dollars (\$139,000.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Larry Dean Stricklin as Conservator of Gary E. Stricklin, an incapacitated person (Probate Court Case No. 35-005), and Patsy A. Stricklin, wife of Gary E. Stricklin,** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jimmy House and wife, Ruby H. House** herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the N ½ of Lot 9, Block 1, of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Judge of Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 7, Block 1, Pine Grove Camp, as recorded in Map Book 4, Page 8 in the Judge of Probate Office of Shelby County, Alabama; thence run Southerly along the west line of said lot for 150.53 feet; thence 83° 39' 43" left run Southeasterly for 333.90 feet to the 397 contour of Lay Lake; thence run Southerly along said contour a chord distance of 134.31 feet; thence 92° 56' 43" right from said chord run Northwesterly for 355.93 feet; thence 86° 24' 14" right run Northerly for 302.43 feet to the south line of Pine Street; thence 97° 11' 06" right run Southeasterly along said street for 25.20 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS# 12945, dated October 7, 1996.

All being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 133, Page 53; Deed Book 177, Page 362; Deed Book 179, Page 340; Deed Book 183, Page 382; Deed Book 188, Page 290 and Deed Book 221, Page 109 in Probate Office of Shelby County, Alabama.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 49, Page 202 in Probate Office.
4. Rights acquired by Alabama Power Company as recorded in Deed Book 242, Page 650 and Deed Book 244, Page 312 in Probate Office.

\$100,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

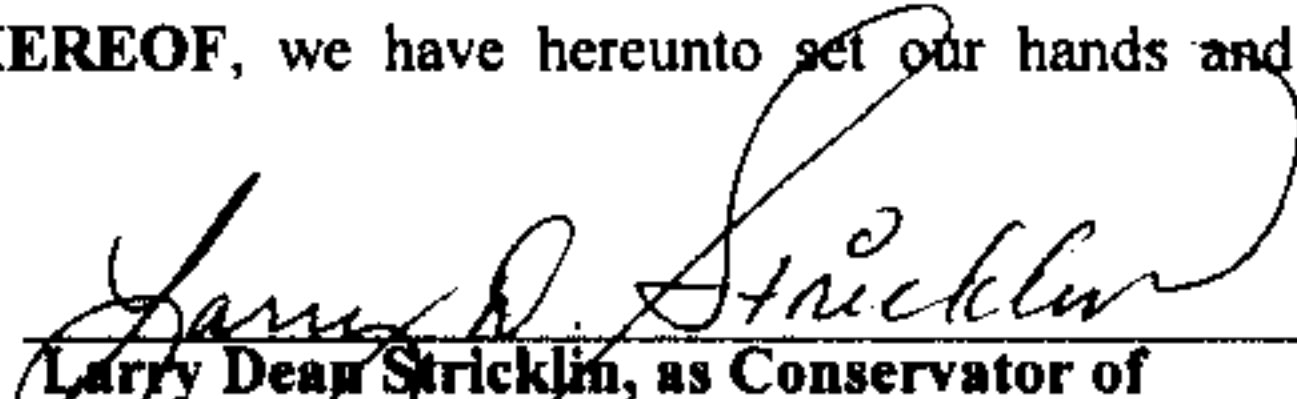
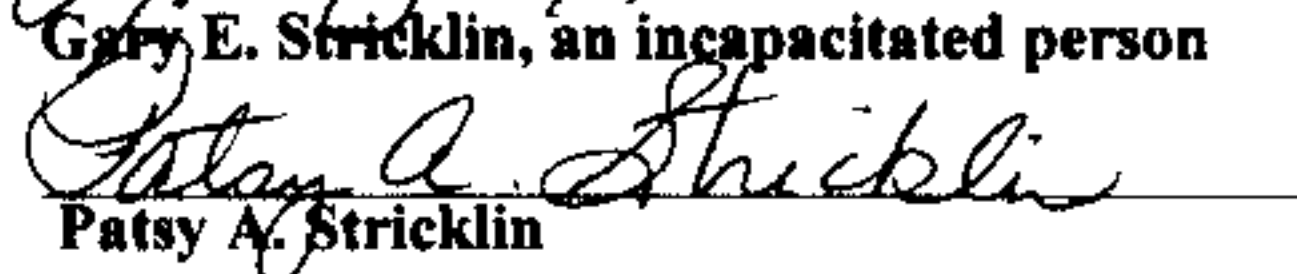
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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:

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SHELBY COUNTY JUDGE OF PROBATE
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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
9th day of October, 1996.

 (SEAL)
Larry Dean Stricklin, as Conservator of
Gary E. Stricklin, an incapacitated person
 (SEAL)
Patsy A. Stricklin

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry Dean Stricklin, as Conservator of Gary E. Stricklin, an incapacitated person**, whose name as Conservator of Gary E. Stricklin, an incapacitated person, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he in his capacity as Conservator and with full authority executed the same on the day the same bears date.

Given under my hand and official seal this 9th day of October, 1996.


Notary Public
My Commission Expires: 9/27/99

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patsy A. Stricklin, wife of Gary E. Stricklin**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 1996.


Notary Public
My Commission Expires: 9/27/99

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