

VALUE: \$ \_\_\_\_\_

**SEND TAX NOTICE TO:**

This instrument was prepared by:  
**WALLACE, ELLIS, FOWLER & HEAD**  
P. O. Box 587  
Columbiana, AL 35051

Angella K. Strickland  
6430  
Box 6430, Highway 17 South  
Helena, Alabama 35080

**WARRANTY DEED**

Inst # 1996-38106

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

18/1996-38106  
01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of One and no/100 Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Angella K. Strickland, as Executrix of the Estate of Bill G. Strickland, deceased**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Angella K. Strickland**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel 1**

From the Southeast corner of the NE ¼ of NE ¼ of Section 35, Township 20 South, Range 3 West, run Westerly along the South line of said ¼-¼ Section 217.10 feet, more or less, to the right of way of U. S. Highway No. 31, this being the point of beginning of property herein described; thence continue Westerly on same course 82.88 feet to the east right-of-way of the L & N Railroad; thence turn right an angle of 96 degrees 34 minutes and run Northeasterly along said right-of-way 164.70 feet; thence turn right an angle of 90 degrees 00 minutes and run easterly 88.65 feet, more or less, to the west right of way of U. S. Highway No. 31; thence run Southwesterly along said right-of-way 153.0 feet, more or less, to the point of beginning. This being a part of the NE ¼ of NE ¼ of Section 35, Township 20 South, Range 3 West.

There is reserved in favor of John A. Hines, Jr., his lessees, heirs and assigns forever, an easement for the location and maintenance of the existing septic reservoir located on said property and an easement and right-of-way for pipelines and transmission devises running thereto at the location upon which the same are now located, together with the right of access to said easements for the purpose of maintenance thereof.

**Parcel 2**

Commence at a point 32 feet Northeastwardly from and at right angles to the center line of the North bound main track (most Easterly track) of the Birmingham Division, formerly the South and North Alabama Division of the Louisville and Nashville Railroad at Valuation state 21818+63, which is three hundred and twenty-seven (327) feet Southwardly measured along said center line of North bound track from mile-post 413 from Louisville, Ky.; thence run Southwardly, running parallel to and 32.00 feet East of the center line of said track for 216.97 feet to a point on the South right of way line of a Shelby County Road (Project C. P. 3-134), said point being the point of beginning of the parcel herein described; thence continue Southwardly along the last stated course, running parallel to and 32.00 feet East of the center line of said track for 183.03 feet; thence 90 degrees 00 minutes left and run Eastwardly for 68.00 feet to Southwest corner of Robert E. Green lot; thence 90 degrees 00 minutes, left and run Northwardly along West line of Green lot and First National Bank of Columbiana lot for 174.66 feet to another point on the South right of way line of said Shelby County Road; thence 82 degrees 59 minutes left and run Westwardly along said County Road right of way for 68.51 feet to the point of beginning being situated in Shelby County, Alabama.

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**Parcel 3**

Commence at the Northeast corner of the SE ¼ of the NW ¼, Section 26, Township 21 South, Range 1 West, thence run South along the East line of said ¼-¼ Section a distance of 342.52 feet; thence turn an angle of 74 degrees 09 minutes 21 seconds to the right and run a distance of 148.76 feet to the point of beginning; thence continue in the same direction a distance of 113.98 feet; thence turn an angle of 104 degrees 56 minutes 11 seconds to the right and run a distance of 201.97 feet; thence turn an angle of 66 degrees 35 minutes 56 seconds to the left and run a distance of 96.98 feet to a point on the East right-of-way of Alabama Highway No. 25; thence turn an angle of 93 degrees 21 minutes 41 seconds to the right and run along said Highway right-of-way a distance of 140.00 feet; thence turn an angle of 86 degrees 38 minutes 19 seconds to the right and run a distance of 148.29 feet; thence turn an angle of 66 degrees 35 minutes 56 seconds to the right and run a distance of 277.22 feet to the point of beginning. Situated in the SE ¼ of the NW ¼, Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, and containing 1.00 acre.

EXCEPT that portion thereof heretofore conveyed to SouthTrust Bank of Alabama, N.A., as Trustee of the "Family Share" as described in the Last Will and Testament of Bill G. Strickland, deceased.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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.

NOV IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 18 day of NOV, 1996.

  
\_\_\_\_\_  
Angella K. Strickland, as Executrix of  
the Estate of Bill G. Strickland, deceased

(SEAL)

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angella K. Strickland, as Executrix of the Estate of Bill G. Strickland, deceased, 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 18 day of NOV, 1996.

  
\_\_\_\_\_  
Notary Public

Inst # 1996-38106

11/18/1996-38106

01:50 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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