

**SEND TAX NOTICE TO:**

**(Name) Jim T. Davis, Jr. & Lisa M. Davis  
(Address) 107 Arlington Avenue  
Columbiana, AL 35051**

Inst # 1997-09644

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

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00)** and the execution of a purchase money mortgage in the amount of **\$143,500.00** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, we **JAMES HUGH STRICKLAND** and wife, **MARY T. STRICKLAND** (herein referred to as grantor or 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:

**PARCEL I:**

That certain lot or parcel of land in the Town of Columbiana, Alabama, described as follows: Commencing at the Southeast corner of the intersection of Main Street and College Street and being the point of intersection of the East line of Main Street with the South line of College Street and running thence South along the East line of Main Street a distance of 63 feet for a point of beginning, the said point of beginning marking the Northwest corner of the brick building known as the J. Frank Norris Building, of the lot herein described and conveyed; run thence East and perpendicular to Main Street a distance of 85 feet; run thence South and parallel with Main Street a distance of 42 feet; run thence West and parallel with the North line thereof a distance of 85 feet to the East line of Main Street; run thence North along the East line of Main Street a distance of 42 feet to the point of beginning, and being the lot fronting 42 feet on the East side of Main Street and running back in an Easterly direction a uniform width of 85 feet and upon which there is situated two brick store buildings, one now occupied by Western Auto Appliance Store and the other by Frank Fulton Feed and Seed Store and further being a part of Lot No. 5, according to the original map of the Town of Columbiana, Alabama, which said map is recorded in Deed Book "K" on Page 514, in the Office of the Judge of Probate of Shelby County, Alabama, and all situated in the Southeast Quarter of the Northeast Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

**PARCEL II:**

Also, immediately East of and contiguous to the above lot, that certain lot or parcel of land in the Town of Columbiana, Shelby County, Alabama, 32 feet, North and South, and 30 feet East and West, but more particularly described as follows: Begin at the Southeast corner of the above described lot and run thence East along a projection of the South line of the above described lot and along the North line of the James T. Davis Drug Store lot (formerly known as the Cromwell lot) 30 feet, more or less, to the West line of the lot known as the Ice Plant Lot; thence run North and parallel with Main Street 32 feet along the said West line of the said Ice Plant Lot; thence run West and parallel with the said South line as described above 30 feet, more or less, to the East line of the above described lot; thence run South along said East line 32 feet, more or less, to the said point of beginning.

**PARCEL III:**

The South 10 feet of the following described alley or easement: A parcel of land in the Town of Columbiana, Shelby County, Alabama, described as commencing at the Northeast corner of the building formerly known as the Mitchell Building and formerly occupied by Curt's Cleaners and Falkner's Department Store, and 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, which point is the point of beginning of the alley herein described; from said point of beginning, continue Southerly along said Mitchell Building and the East line of the J. Frank Norris Building lot a distance of 20 feet; run thence East 30 feet, more or less, to the West line of the Ice Plant lot; run thence North along said West line 20 feet; run thence West 30 feet, more or less, to the point of beginning. All in the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

**SUBJECT TO:** Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.

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11:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 18.50

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 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, I, or each of us, have hereunto set my or our hands and seals, this 28th day of March, 1997.

James Hugh Strickland (SEAL)  
James Hugh Strickland

Mary T. Strickland (SEAL)  
Mary T. Strickland

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Hugh Strickland and wife, Mary T. Strickland, 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 28th day of March, 1997.

Peggy J. Letson (SEAL)  
Notary Public

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