

SEND TAX NOTICE TO:

(Name) Richard Mark Strauss

(Address) 6004 Eagle Point Circle
Birmingham, Alabama 35242

This instrument was prepared by

(Name) NATIONAL EQUITY, INC.

(Address) 8701 WEST DODGE ROAD, OMAHA, NE 68114

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Five Thousand and No/100ths

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

SAMUEL DEPRIEST AND CYNTHIA M. DEPRIEST, Husband and wife
therein referred to as grantors do grant, bargain, sell and convey unto

Richard Mark Strauss and wife, Christine K. Strauss

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

SHELBY

County, Alabama to wit:

Lot 312, according to the survey of Eagle Point, 3rd Sector, Phase 2, as recorded in Map Book 18 page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

* SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS AND MINERAL EXCEPTIONS (IF ANY) OF RECORD.

\$196,000.00 of the above recited purchase price was paid from a mortgage loan closed 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; 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, they have hereunto set their hand(s) and seal(s), this 14th

day of April, 1997

WITNESS

WITNESS

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ Illinois
DuPage COUNTY

OFFICIAL SEAL
KIMBERLY KLUETSCH

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/21/98

I, KIMBERLY KLUETSCH

hereby certify that SAMUEL DEPRIEST AND CYNTHIA M. DEPRIEST, Husband and wife
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 that they _____ executed the same voluntarily
on the day the same bears date.

(Given under my hand and official seal this 14TH day of APRIL, A. D. 19 97

04/23/1997-12515
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
04/23/97

Inst # 1997-12515