

**Important: Read Instructions on Back Before Filling out Form.**

Inst # 1997-24656 ;  
08/06/1997-24656  
08:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 22.85



This instrument was prepared by

Send The Notice To Gregory D. Wilson

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35208

100 Carriage Drive  
Alabaster, Alabama 35007  
Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand Five Hundred & No/100 (\$85,000.00) DOLLARS

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

Raymond E. Strother & Sylvia J. Strother, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory D. Wilson & Tracy G. Wilson

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

Shelby County, Alabama to-wit:

Lot 1, according to the Map and Survey of Carriage Hill, Phase 1, a residential subdivision, as recorded in Map Book 13, page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to restrictions as shown by recorded Map.

Subject to 25 foot building line as shown by recorded Map.

Subject to 20 foot easement on rear, as shown by recorded Map.

Subject to right of way granted to Alabama Power Co. by instrument recorded in Volume 108, page 252, Volume 108, page 253, Volume 119, page 438 and Volume 142, page 88, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 222, page 447 amended by Real 248, page 146, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Co. and South Central Bell by instrument recorded in Real 255, page 757, in the Probate Office of Shelby County, Alabama.

\$ 85,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; (1) being the intention of the parties to this conveyance, that during the joint tenancy hereby created is covered or terminated during the joint lives of the grantors herein in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one dies and survives the other, then the heirs and assigns of the grantors herein shall take it jointly in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, 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 17th day of AUGUST, 1993

WITNESS:

James A. Carter (Not)  
James A. Carter (Not)  
James A. Carter (Not)

Raymond E. Strother (Not)  
Raymond E. Strother (Not)  
Sylvia J. Strother (Not)

STATE OF VIRGINIA  
Prince George County

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond E. Strother & Sylvia J. Strother, Husband and Wife whose name is ATTEST signed to the foregoing conveyance, and who ATTEST 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 17th day of AUGUST, A. D., 1993

My Commission Expires 7-31-97

Dennis M. Winkler (Not)

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