

SEND TAX NOTICE TO:

(Name) Stephen H. Stritikus  
 2064 King Charles Court  
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Patricia K. Martin  
 3021 Lorna Rd.  
 (Address) Birmingham, AL 35216

Form 115 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
 Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred fifteen thousand and no/100 (\$115,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lisa A. Grady, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Stephen H. Stritikus, Joy H. Stritikus and Jimmy Carlon Walker, Jr.

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

Jefferson County, Alabama to wit:

Lot 17, according to the survey of King's Meadow, Second Sector, as recorded in Map Book 9, page 168, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$114,520.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

04/02/1998-11702  
 11:51 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MEL 10.00

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 have hereunto set my hand(s) and seal(s), this 28 day of March, 19 98.

WITNESS:

(Seal)

Lisa A. Grady  
 LISA A. GRADY

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa A. Grady, an unmarried woman 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 has executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 28 day of March, A.D. 19 98

Patricia K. Martin  
 Notary Public

Inst # 1998-11702