

Send Tax Notice To: William V. Dillard
300 Office Park Drive
Birmingham, Alabama 35223

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

1998-24954

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of THREE HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 357,500.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, WAYMOND L. STRICKLIN, SR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto WILLIAM V. DILLARD, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 24; thence North 89 degrees 50 minutes 27 seconds East along the North line of said 1/4-1/4 Section a distance of 192.11 feet to the point of beginning; thence continue along last described course a distance of 415.02 feet to the Westerly right of way line of U. S. Highway No. 31 (200 foot right of way); thence South 8 degrees 19 minutes 27 seconds West along said right of way line a distance of 334.75 feet; thence leaving said right of way line, South 89 degrees 50 minutes 30 seconds West a distance of 352.82 feet to a point lying on the Easterly right of way line of a 100 foot wide L & N Railroad Right of Way; thence North 2 degrees 22 minutes 35 seconds West along said Railroad Right of Way a distance of 331.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: 1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in, on and under subject property. The minerals are, however, conveyed to the extent owned, if owned. 2. General and special taxes or assessments for 1998 and subsequent years not yet due and payable. 3. Easement to the City of Pelham as shown by instrument recorded in Deed Book 337, Page 525, in Probate Office. 4. Less and except any portion lying within the road right of way.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that

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SHELBY COUNTY JUDGE OF PROBATE
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I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of June, 1998.

Waymond L. Stricklin, Sr. (SEAL)
Waymond L. Stricklin, Sr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Waymond L. Stricklin, Sr., 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, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1998.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1998-24954

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