

Send Tax Notice To:
Pelham Parkway, L.L.C.

850,000

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 21st day of August, 1998, by **Waymond L. Stricklin, Sr.** and wife, **Shelia Stricklin** (hereinafter referred to as the "Grantors"), to **Pelham Parkway, L.L.C.** an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars and other valuable consideration (\$10.00) Dollars in hand paid by Grantee to Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in **Exhibit "A"** attached hereto and situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1998;
2. Easement to City of Pelham as shown by instrument recorded in Deed 337, page 325; and
3. All proceeds to purchase this property have been provided by a purchase money mortgage from AmSouth Bank which is being recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantors do for themselves, their heirs, executors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed on this 21st day of August, 1998.

Waymond L. Stricklin Sr.
Waymond L. Stricklin, Sr.

Shelia Stricklin
Shelia Stricklin

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 Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of August, 1998.

Nawn Kocco
Notary Public
My Commission Expires: 3/24/2000

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelia Stricklin, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of August, 1998.

Nawn Kocco
Notary Public
My Commission Expires: 3/24/2000

THIS INSTRUMENT PREPARED BY:

Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

EXHIBIT A

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

Commence at NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West; thence N 89° 50' 27" E a distance of 607.14 feet to the westerly R.O.W. (200') of U. S. Highway #31; thence S 8° 19' 27" W and along said R.O.W. a distance of 334.75 feet to the point of beginning; thence S 8° 19' 27" W and along said R.O.W. a distance of 466.75 feet to a point on a curve to the left having a central angle of 14° 54' 09" a radius of 2066.61 feet and subtended by a chord bearing of S 0° 52' 23" W and a chord of 536.0 feet and a length of 537.52 feet and along said R.O.W. to the end of said curve; thence S 89° 44' 27" W and leaving said R.O.W. a distance of 235.67 feet to the easterly R.O.W. (100') of L & N Railroad; thence N 2° 22' 35" W and along said R.O.W. a distance of 998.73 feet; thence N 89° 50' 30" E and leaving said R.O.W. a distance of 352.82 feet to the point of beginning.

W.H. Se

Inst # 1998-33813

08/28/1998-33813
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50