

**INSTRUMENT PREPARED BY:**

Kevin K. Hays, P.C.  
200 Canyon Park Drive  
Pelham, Alabama 35124

**SEND TAX NOTICES TO:**

John M. Strozier  
297 Arrowhead Lane  
Pelham, AL 35124

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

That in consideration of 189,900.00 to the undersigned Grantor, Pete Traina and Betty G. Traina Husband and Wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John M. Strozier and Patsy Cook Strozier Husband and Wife (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 6, according to the Survey of Spring Garden Estates, Sector Two, as recorded in Map Book 5 page 12 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 297 Arrowhead Lane, Pelham, AL 35124

Property to become the Homestead of the Grantees.

09/02/1998-34364  
11:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 78.50

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$120,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 19 1998

By:

Pete Traina  
Grantor

Betty G. Traina  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pete Traina and Betty G. Traina, Husband and Wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of August, 1998

[Signature]  
Notary Public

Commission Expires: 12/23/00

Inst # 1998-34364