

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

RANDALL H. STRICKLAND
110 LAKE DAVIDSON LANE
HELENA, AL 35080

Inst # 1999-03483

STATE OF ALABAMA)

01/26/1999-03483
11:19 AM CERTIFIED

COUNTY OF SHELBY)

SHELBY COUNTY JUDGE OF PROBATE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$148,900.00) DOLLARS to the undersigned grantor, AJK CONSTRUCTION, INC. 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 RANDALL H. STRICKLAND and MONIKA M. STRICKLAND, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM LAKE DAVIDSON LANE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1997-9763 IN PROBATE OFFICE.
4. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 57 PAGE 88 AND DEED BOOK 146 PAGE 304 AND DEED BOOK 177 PAGE 499 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) GRANTED TO L & N RAILROAD BY INSTRUMENT(S) RECORDED IN DEED BOOK 42 PAGE 629 IN PROBATE OFFICE.
6. EASEMENT(S) TO AT&T AS SHOWN BY INSTRUMENT RECORDED IN REAL 184 PAGE 22 IN PROBATE OFFICE.
7. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 187 PAGE 390 AND DEED BOOK 307 PAGE 815 AND DEED BOOK 310 PAGE 976 IN PROBATE OFFICE.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22 PAGE 26.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. #1997-29220 IN PROBATE OFFICE.

\$141,455.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AJK CONSTRUCTION, INC., by its PRESIDENT, JAMES KIRBY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of January, 1999.

AJK CONSTRUCTION, INC.
By:  JAMES KIRBY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES KIRBY, whose name as PRESIDENT of AJK CONSTRUCTION, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 13TH day of JANUARY, 1999.


Notary Public

My commission expires: 7/1/00

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002 CRH 18.50