

SEND TAX NOTICE TO:  
Dossie McKinney  
Frances McKinney

This Instrument Prepared By:  
Harold H. Goings  
Spain & Gillon  
2117 Second Avenue North  
Birmingham, Alabama 35203

Inst # 1999-05584

TITLE NOT EXAMINED  
02/09/1999-05584

01:56 PM CERTIFIED

WARRANTY DEED  
SHELBY COUNTY JUDGE OF PROBATE

002 CRN 11.50

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Thomas W. Strickland and wife, Barbara W. Strickland (herein referred to as Grantor), do grant, bargain, sell and convey unto Dossie McKinney and Frances McKinney (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 16 according to the survey of Vincent Estates recorded in Map Book 8, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. 1999 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of December, 1998.

Thomas W. Strickland  
Thomas W. Strickland  
Barbara W. Strickland  
Barbara W. Strickland

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas W. Strickland and Barbara W. Strickland, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 8/19/99

Dylan R Bishop  
Notary Public

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MY COMMISSION EXPIRES 8/19/99  
01:56 PM CERTIFIED  
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