

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

DERL NELSON
132 OAK HILL RD
BIRMINGHAM, AL
35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Derl B. Nelson and Dorothy P. Nelson (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Strong Family Subdivision, as recorded in Map Book 26 Page 01 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Declaration of Restricted Covenants for Strong Family Subdivision and Doe Ridge bearing even date herewith; (3) Easements, restrictions and rights-of-way of record; (4) Mineral and mining rights not owned by the Grantor; (5) Easements and rights-of-way in existence by use.

The property conveyed herein is not the homestead of any of the Grantor or his spouse.

Grantor is the developer of Strong Family Subdivision. Notwithstanding the provisions of the Declaration of Restrictive Covenants of Strong Family Subdivision and Doe Ridge, which Covenants apply to the property conveyed herein, Grantor, as Developer and as the Architectural Control Committee, hereby consents to the division of the property conveyed herein one time so long as Grantees, their heirs, successors and assigns comply with all requirements of the appropriate governmental authorities with respect to subdivision of land in Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, has hereunto set his hand and seal, this the 23 day of NOVEMBER, 1999.


Michael H. Strong

Inst # 1999-36089

08/27/1999-36089
10:40 AM CERTIFIED

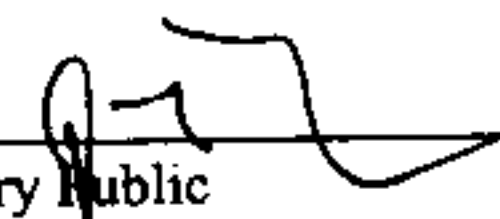
C:\MyFiles\Jim\STRONG\Strong to Nelson\Joint.WD-8-16-99.wpd
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 61.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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

Given under my hand and seal this 23 day of August, 1999.



Notary Public

My Commission Expires: 3.1.2001

Inst # 1999-36089

08/27/1999-36089
10:40 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE