

SEND TAX NOTICE TO:

✓(Name) James H. Strickland, Jr. and Beth Strickland  
(Address) P. O. Box 500

COLUMBIA, ALABAMA 35051

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 387  
COLUMBIA, ALABAMA 35051

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

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS** to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, we **Doris Bolton**, the widow of **Robert N. Bolton**, and **Rob Bolton**, a married man (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **James H. Strickland, Jr. and wife, Beth F. Strickland** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West 1/2 of the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NE corner of Lot 16, Magnolia Parc, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 21, page 155, said point being the point of beginning; thence North 89 deg. 40 min. 07 sec. West, a distance of 432.23 feet (measured), (431.76 feet Map); thence North 00 deg. 28 min. 26 sec. East, a distance of 707.00 feet (measured) (706.04 feet and 702 feet Deed) to a point lying on the Southerly Right of Way of Bolton Lane, said point also lying on a curve to the right having a radius of 1879.46 feet, a central angle of 02 deg. 50 min. 38 sec. and subtended by a chord which bears North 85 deg. 56 min. 03 sec. East a chord distance of 93.28 feet; thence along the arc of said curve and along said right of way line a distance of 93.29 feet; thence South 00 deg. 50 min. 03 sec. East, a distance of 198.54 feet (measured), (199.85 feet Deed); thence North 89 deg. 37 min. 02 sec. East, a distance of 199.22 feet (measured), (200 feet Deed); thence South 00 deg. 24 min. 57 sec. East, a distance of 20.03 feet; thence North 89 deg. 32 min. 41 sec. East, a distance of 217.98 feet; thence South 09 deg. 50 min. 49 sec. West, a distance of 508.09 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:**

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 147 page 401; Deed Book 147 page 398 and Deed Book 127 page 316 in Probate Office
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 146 pages 10 and 17 in Probate Office.

As further consideration for the conveyance of the hereinabove described parcel of real property, the Grantors and Grantees agree as follows:

1. The Grantors and Grantees agree for themselves, their heirs, successors and assigns that the hereinabove described parcel of real property shall be used for residential purposes only and not for any purpose of business or trade. No building, except a dwelling house designed for use by not more than one family with the necessary out buildings should be erected or maintained on said parcel of real property. No mobile homes, trailers, or manufactured homes shall be located and permitted on the hereinabove parcel of real property.
2. The Grantors and Grantees agree for themselves, their heirs, successors and assigns that any house or residence built on the hereinabove described property shall have a minimum of 2400 square feet of heated floor space.
3. The Grantors and Grantees, for themselves, their heirs, successors and assigns agree that the hereinabove described parcel of real property will not be subdivided for a period of five (5) years from the date hereof or during the lifetime of Doris Bolton, whichever events first occurs. Thereafter, the Grantees, their heirs, successors and assigns shall have the right to subdivide said parcel of real property into parcels of two (2) acre minimum size.

03/23/2000-09114  
08:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DORIS BOLTON 71.00

Inst # 2000-09114

4. For a period of five (5) years from the date hereof, the Grantors, for themselves, their heirs, successors and assigns agree to give the Grantees, their heirs, successors and assigns the right of first refusal to purchase the remaining portion of real estate parcel no. 58-21-7-25-3-001-052 (Ad Valorem Tax ID No.) for the price and on the terms of the intended sale and conveyance should said parcel of real estate be offered for sale. At the expiration of the five (5) year period, this provision shall have no further force and effect.

5. For a period of five (5) years from the date hereof, the Grantees, for themselves, their heirs, successors and assigns agree to give the Grantors, their heirs, successors and assigns the right of first refusal to purchase the herein above described parcel of real property for the price and on the terms of the intended sale and conveyance should said parcel of real estate be offered for sale. At the expiration of the five (5) year period, this provision shall have no further force and effect.

The hereinabove described property constitutes no part of the homestead of the Grantor, Rob Bolton, or his spouse.

**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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I, or each of us, have hereunto set my or our hands and seals, this 17<sup>th</sup> day of March, 2000.

*Doris Bolton* (SEAL)  
Doris Bolton

*Rob Bolton* (SEAL)  
Rob Bolton

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Doris Bolton**, widow of Robert N. Bolton, and **Rob Bolton**, a married man, 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 17<sup>th</sup> day of March, 2000.

*[Signature]* (SEAL)  
Notary Public

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