

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Twenty Thousand Dollars (\$220,000.00) to the undersigned grantor, SUSAN KITCHENS, a married woman in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said SUSAN KITCHENS does grant, bargain, sell and convey unto SIDNEY STRICKLAND and TERESA STRICKLAND as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Jesse's Acres, as recorded in Map Book 12, Page 88, in the Probate Office of Shelby County, Alabama.

\$215,781.15 of the above consideration is paid by two Purchase Money Mortgages which are filed simultaneously herewith.

Susan Kitchens is one and the same person as Susan Cooper and one and the same person as Susan Hollis Barker.

The above described property does not constitute the homestead of the grantor or her spouse.

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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this the 19th day of April, 2002.

WITNESS:

Inst # 2002-18732

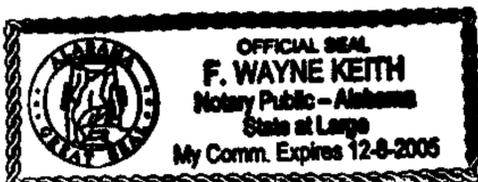
*Susan Kitchen*

SUSAN KITCHENS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Susan Kitchens whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19th day of April, 2002.



*[Signature]*  
Notary Public

This instrument was prepared by:  
F. Wayne Keith, Attorney  
400 Vestavia Parkway, Suite 250  
Birmingham, Alabama 35216

Send Tax Notice to:  
Sidney Strickland  
2924 Spring Creek Road  
Montevallo, Alabama 35115

04/23/2002-18732  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL MWA 15.50