



20020507000213790 Pg 1/3 20.50
Shelby Cnty Judge of Probate, AL
05/07/2002 14:54:00 FILED/CERTIFIED

This instrument was prepared by:

Grantee's address:
235 Highway 307
Shelby, AL 35143

\$ 500

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and in accordance with the provisions of the Last Will and Testament of Margaret Sue Stricklin, deceased, the undersigned Ricky Maburn Stricklin, as personal representative of the estate of Margaret Sue Stricklin, deceased, Shelby County Probate Court Case No. 41-254 (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Ricky Maburn Stricklin and Melinda Sue Walker (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

A part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning start at the northeast corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence south 2 deg. East along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point; thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point; thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 feet to a point which is the point of beginning; thence at a deflection angle of 35 deg. 10 min. to the left a distance of 100 feet; thence at a deflection angle of 93 deg. 18 min. to the left a distance of 190.8 feet to a point; thence at a deflection angle of 67 deg. 02 min. to the left a distance of 99.6 feet to a point; thence at a deflection angle of 110 deg. 56 min. to the left a distance of 224.5 feet to the point of beginning. Subject to an easement of 20 feet off the entire south side for a road;

There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in "Final Record" Probate Office of Shelby County, Alabama, Book 7, page 51.

Also a part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning, start at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence south 2 deg. East along the east line of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point; thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to point of beginning; thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 ft. to a point; thence at a deflection angle of 126 deg. 25 min. to the left a distance of 224.5 feet to a point; thence at a deflection angle of 67 deg. 57 min. to the left a distance of 120.1 feet to a point; thence at a deflection angle of 108 deg. 26 min. to the left a distance of 179.8

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feet to the point of beginning.

There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in "Final Record" Book 7, page 51 in said Probate Office.

Also, a part of the SE $\frac{1}{4}$ of the SSW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13; thence Southwardly along the East line of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point which is the point of beginning; thence in a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point; thence at a deflection angle of 141 deg. 20 min. to the left a distance of 179.8 feet to a point; thence at a deflection angle of 65 deg. to the left a distance of 138.8 feet to a point; thence at a deflection angle of 132 deg. 16 min. to the left a distance of 138.3 feet to the point of beginning.

There is excepted herefrom Alabama Power Company flood rights to 425 feet datum plane contour. Other existing rights of way and easements are excepted.

Also, SURFACE RIGHTS ONLY TO: Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: To locate the point of beginning commence at the NE corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence South along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 180 feet to a point which point is the point of beginning, thence continue South along said East line a distance of 30.0 feet to a concave marker, thence with a deflection angle of 13° 39' to the right run Southwestwardly a distance of 136.30 feet to a point, thence with an interior angle of 198° 32' run Southwest a distance of 152.50 feet to a point on the East boundary of a 30 foot road right of way, thence with an interior angle of 52° 32' run North along said East boundary a distance of 148.70 feet to a point, thence with an interior angle of 95° 30' run Northeastwardly a distance of 258.43 feet to the point of beginning.

Outstanding reservations, easements and rights of way as may be of record or as evidenced by use, are excepted.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons. GRANTOR further covenants that GRANTOR is lawfully the personal representative of the estate of Margaret Sue Stricklin, deceased, and has in all respects made this conveyance pursuant to the authority granted GRANTOR by the Probate Court

of Shelby County and the Will of Margaret Sue Stricklin, deceased.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
30th day of April, 2002.



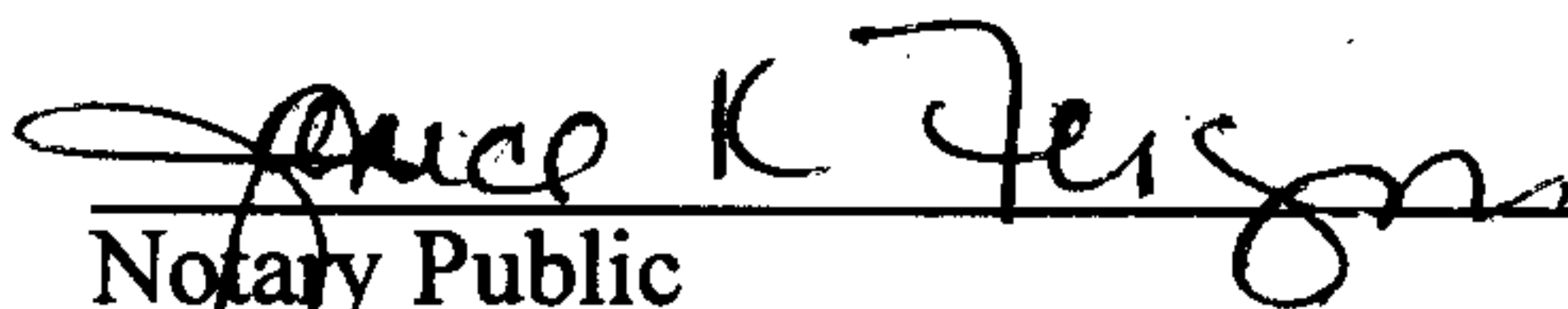
Ricky Maburn Stricklin

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ricky Maburn Stricklin, whose name as personal representatives of the estate of Margaret Sue Stricklin, deceased, 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, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 30 day of April, 2002.



Notary Public
11-8-02