

SEND TAX NOTICE TO:
(Name) **Perry R. Strehle &
Mary F. Strehle**
(Address): **3553 Laurel View Lane
Hoover, AL 35216**

THIS INSTRUMENT WAS PREPARED BY ✓
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, 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 **Ninety-four Thousand, Four Hundred & No/100 (\$94,400.00) Dollars**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Benny H. Stanley and wife, Faye A. Stanley**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Perry R. Strehle and wife, Mary F. Strehle** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL A

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 1,456.85 feet to a point; thence run South a distance of 1,149.0 feet to the point of beginning of the Parcel being described; thence run South 64 deg. 19 min. 06 sec. East a distance of 70.35 feet to a point; thence continue along the water line of said Lay Lake and run South 38 deg. 35 min. 06 sec. East a distance of 34.09 feet to a point; thence continue along water line and run South 10 deg. 15 min. 34 sec. East a distance of 47.94 feet to a point; thence run South 58 deg. 30 min. 36 sec. East a distance of 15.0 feet to a point; thence run South 24 deg. 29 min. 24 sec. West a distance of 193.35 feet to a point; thence run South 11 deg. 17 min. 36 sec. East a distance of 108.86 feet to a point on the North line of a public road; thence run South 55 deg. 55 min. 17 sec. West a chord distance of 170.75 feet to the P.T. of a curve having a central angle of 45 deg. 34 min. 13 sec. and a radius of 220.45 feet; thence run South 33 deg. 08 min. 09 sec. West a distance of 40.67 feet to P.C. of a curve to the right, having a central angle of 61 deg. 52 min. 38 sec. and a radius of 94.91 feet; thence run South 64 deg. 04 min. 34 sec. West a chord distance of 97.59 feet to a point; thence run North 19 deg. 48 min. 16 sec. East a distance of 602.91 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL A

Commence at the most Southerly corner of the Stanley Tract as recorded in Book 285, page 361, in the office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 326.10 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 122.57 feet; thence 164 deg. 46" left and run Southwesterly for 29.65 feet; thence 19 deg. 58' 23" left and run Southwesterly for 94.28 feet to the point of beginning.

According to Survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

LESS AND EXCEPT Parcel "B" heretofore conveyed to John Chilton Powell, Jr. and wife, Kathleen B. Powell, described as follows:

Parcel B

Commence at the most Southerly corner of the Stanley tract as recorded in Book 285, page 361, in the Office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 483.26 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 119.65 feet; thence 84 deg. 07' 22" right and run Southeasterly for 7.98 feet; thence 92 deg. 03' 20" right and run Southwesterly for 119.10 feet to the point of beginning.

According to survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

ALSO conveyed and made a part hereof are a 1990 28' x 52' SK Cavalier modular home, with fixtures, furniture and appliances, excluding freezer, and a 1996 Generation Pontoon Boat, Hull ID No. GEN0952P1596, with Evinrude 70 motor, which are located on said property.

ALSO conveyed is an Easement, in accordance with Instrument No. 1998-06378, as recorded in Probate Office of Shelby County, Alabama, upon and across the following described property:

The East half of Lot 1 of Stanley's Addition to Lay Lake as recorded in Map Book 22, page 144, of the records of the Probate Judge of Shelby County, Alabama, being more particularly described as follows:

Proceed down the North line of said Lot 1, a distance of 160 feet and proceed SE to the set rebar, which is located between Curve 2 and Curve 3 on Ridge Road. Then proceed 140.06 feet to the NE corner of said Lot 1 and then proceed back to the said point 160 feet along the back line.

Subject to mineral and mining rights not owned by the grantors.

Subject to a Purchase Money Mortgage in the amount of \$70,900.00 which is executed simultaneously herewith.

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 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, we have hereunto set our hands and seals this 31 day of July, 2002.

Benny H. Stanley (SEAL)
Benny H. Stanley

Faye A. Stanley (SEAL)
Faye A. Stanley

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Benny H. Stanley and wife, Faye A. Stanley**, 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 31 day of July, 2002.

Lance Brasher (SEAL)
Notary Public