


✓ This instrument was prepared by:
Mike T. Atchison (File)
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Paul W. Stratton

114 Pine Hill Drive
Columbiana, AL 35051


20020913000441910 Pg 1/2 16.00
Shelby Cnty Judge of Probate, AL
09/13/2002 14:28:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY ONE THOUSAND NINE HUNDRED AND NO/00 (\$61,900.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Loretta Argo, a married woman, individually; Parrish Argo, a married man, individually; Landon Argo, a single man, individually and, Loretta Argo as Custodian for Parrish Argo and Landon Argo, (herein referred to as grantor, whether one or more)** bargain, sell and convey unto, **Paul W. Stratton and Tammy Stratton, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$60,043.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of September, 2002.

Loretta Argo as Custodian
Loretta Argo as Custodian for
Parrish Argo and Landon Argo

Loretta Argo
Loretta Argo

Landon Argo
Landon Argo

Parrish Argo
Parrish Argo

By: Parrish Argo, POA
By: Parrish Argo, Attorney in Fact
Under Power of Attorney recorded as
Instrument # ★, in Probate
Office of Shelby County, Alabama.

*20020913000441900

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Loretta Argo, individually and as Custodian for Parrish Argo and Landon Argo and Parrish Argo, individually and as Attorney in Fact for Landon Argo, 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 11th day of September, 2002.

Mike T. Atchison
Notary Public

My commission expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said 1/4-1/4 section a distance of 690.23 feet to a point; thence turn an angle of 114 degrees 53 minutes to the right and run a distance of 189.41 feet to the point of beginning; thence turn an angle of 23 degrees 45 minutes to the right and run a distance of 134.0 feet to a point; thence turn an angle of 70 degrees 30 minutes to the left and run a distance of 97.0 feet to a point; thence turn an angle of 66 degrees 07 minutes to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85 degrees 39 minutes to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81 degrees 06 minutes to the left and run a distance of 198.1 feet to a point; thence turn an angle of 81 degrees 09 minutes to the left and run a distance of 142.93 feet to the point of beginning.

LESS AND EXCEPT, a portion of said property previously conveyed to James R. Roe and Dale C. Roe, described as follows: Commence at the point of beginning of the above described property and run northeasterly along the boundary of the above described property a distance of 134.0 feet to a point; thence turn an angle of 70 degrees 30 minutes to the left and run along the boundary of the above described property a distance of 97.0 feet to the point of beginning of the parcel being excepted; thence turn an angle of 66 degrees 07 minutes to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85 degrees 39 minutes to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81 degrees 06 minutes to the left and run a distance of 66.5 feet to a point; thence turn left and run in a Southeasterly direction a distance of 25 feet, more or less, to the point of beginning of the parcel being excepted.