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Shelby Cnty Judge of Probate, AL
04/20/2005 08:38:02AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Richard Strickland
Kristie Strickland
106 Saint Charles Drive
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety-eight thousand seven hundred and 00/100 (\$198,700.00) Dollars [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Richard Gene Florence, Jr., aka Richard G. Florence, who signs by his attorney-in-fact, Mary Elizabeth Florence, and wife, Mary Elizabeth Florence (herein referred to as grantors) do grant, bargain, sell and convey unto Richard Strickland and Kristie Strickland (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 3, according to the Map of St. Charles Place, as recorded in Map Book 17, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this April 15, 2005.

WITNESS:

(SEAL)

Mary Elizabeth Florence
Richard Gene Florence, Jr.
Richard Gene Florence, Jr., aka
Richard G. Florence, who signs by
his attorney-in-fact, Mary Elizabeth
Florence

(SEAL)

Mary Elizabeth Florence
Mary Elizabeth Florence

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Gene Florence, Jr., aka Richard G. Florence, who signs by his attorney-in-fact, Mary Elizabeth Florence, and wife, Mary Elizabeth Florence, whose name(s) 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 on April 15, 2005.

NOTARY PUBLIC

My commission expires: 4-6-08