

208-16983

20081003000391490 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
10/03/2008 08:39:09AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

GREGORY A. STROZIER
116 WEATHERLY WAY
PELHAM, AL 35124

Shelby County, AL 10/03/2008
State of Alabama

Deed Tax: \$55.00

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **EIGHTY SIX THOUSAND TWO HUNDRED FIFTY DOLLARS 00/100 (\$86,250.00)** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of which is acknowledged, I/we, **CHARLES S. FARRELL, JR. and MARGARET M. FARRELL, TRUSTEES UNDER THE FARRELL LIVING TRUST DATED MAY 23, 2000, HUSBAND and WIFE** (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **GREGORY A. STROZIER and MARY E. STROZIER**, (herein referred to as **GRANTEES**, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land located in the Northwest ¼ of the Northwest ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said Section 25, thence run North 90 degrees 00 min. 00 sec. East along the North line of said section for a distance of 978.01 feet (deed) to a point; thence run South 45 deg. 00 min. 26 sec. West for a distance of 100.08 feet (deed) to a found iron; thence run North 90 deg. 00 min. 00 sec. East for a distance of 37.50 feet to an iron set and the POINT OF BEGINNING; thence continue along last course for a distance of 37.27 feet to a found iron; thence run South 00 deg. 12 min. 06 sec. East for a distance of 92.00 feet to an iron set; thence run South 09 deg. 24 min. 40 sec. West for a distance of 129.20 feet to a found iron; thence run South 54 deg. 32 min. 35 sec. West for a distance of 114.56 feet to a found iron; thence run North 77 deg. 39 min. 54 sec. West for a distance of 53.19 feet to a set iron; thence run North 25 deg. 08 min. 07 sec. East for a distance of 303.27 feet to THE POINT OF BEGINNING; being situated in Shelby County, Alabama.

Beneficial rights to the easements described and more particularly as follows:

Inst. No. 2000-44852

A parcel of land located in the Northwest ¼ of the Northwest ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of Section 25, thence run North 90 deg. 00 min. 00 sec. East along the north line of said section 978.01 feet (deed) to a point; thence run South 45 deg. 00 min. 26 sec. West for a distance of 100.8 feet (deed) to a found iron; thence run North 90 deg. 00 min. 00 sec. East for a distance of 37.5 feet to an iron set and its POINT OF BEGINNING, thence continue on last course for a distance of 37.27 feet to a found iron; thence run South 00 deg. 12 min. 06 sec. East for a distance of 92.00 feet to an iron set; thence run South 09 deg. 24 min. 40 sec. West for a distance of 129.20 feet to a found iron; thence South 54 deg. 32 min. 35 sec. West for a distance of 114.56 feet to a found iron; thence run North 77 deg. 39 min. 54 sec. West for a distance of 53.19 feet to a set iron; thence run North 25 deg. 08 min. 07 sec. East for a distance of 303.27 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Inst. No. 20030521000316410

Part of NW ¼ of the NW ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said Section 25, run in an easterly direction along the north line of said section for a distance of 281.41 feet; more or less, to an existing 4"x4" Alabama Power Company monument; thence continue in an easterly direction along last mentioned course for a distance of 695.65 feet to an existing #4 iron rebar; thence turn an angle to the right of 134 deg. 58 min. 01 sec. and run in a southwesterly direction for a distance of 99.85 feet to an existing #4 iron rebar and being the northwest corner of the Anderson property and being the point of beginning; thence turn an angle to the left of 135 deg. 00 min. 26 sec. and run in an easterly direction along the north line of said Anderson property for a distance of 37.50 feet to the northwest corner of the Farrell property; thence turn an angle to the left of 78 deg. 45 min. 50 sec. and run in a northeasterly direction for a distance of 42.15 feet; thence turn an angle to the right of 35 deg. 37 min. 33 sec. and run in a northeasterly direction for a distance of 15.25 feet to the south edge of the existing asphalt for Angler's Lane; thence turn an angle to the left of 137 deg. 38 min. 41 sec. and run in a westerly direction for a distance of 24.26 feet along the edge of Angler's Lane; thence turn an angle to the left of 56 deg. 52 min. 06 sec. and run in a southwesterly direction for a distance of 60.89 feet, more or less, to the point of beginning.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. NON-BENEFICIAL RIGHTS OF THE GRANT OF EASEMENT RECORDED IN INST. NO. 2000-44852.**
- 3. NON-BENEFICIAL RIGHTS OF THE EASEMENTS RECORDED AS INST. NO. 20030521000316410.**
- 4. EASEMENT(S) TO SOUTH CENTRAL BELL RECORDED IN DEED BOOK 349, PAGE 871.**
- 5. RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF LAY LAKE AND/OR REED CREEK.**
- 6. LESS AND EXCEPT ANY PORTION OF LAND LYING WITHIN LAY LAKE AND REED CREEK.**
- 7. RIGHTS ACQUIRED BY ALABAMA POWER COMPANY RECORDED IN DEED BOOK 242, PAGE 369.**

CHARLES S. FARRELL, JR. IS ONE AND THE SAME AS CHARLES S. FARRELL.

MARGARET M. FARRELL IS ONE AND THE SAME AS MARGARET FARRELL.

\$31,250.00

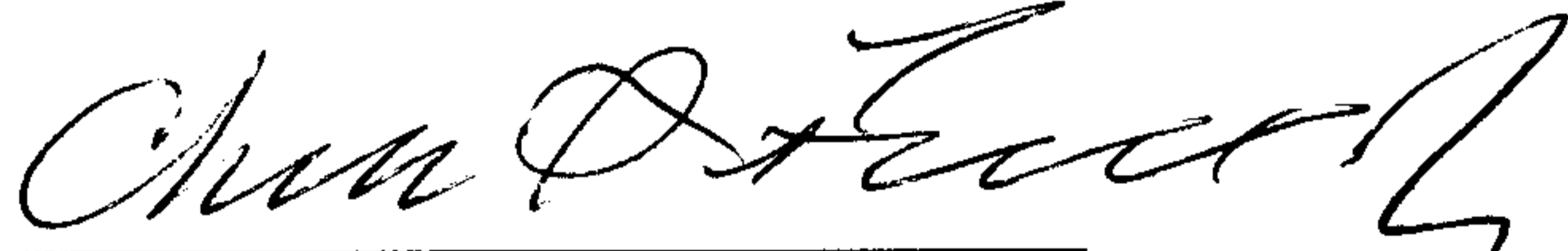
~~\$00~~ of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **CHARLES S. FARRELL, JR. and MARGARET M. FARRELL, WHO ARE DULY AUTHORIZED TO EXECUTE THIS CONVEYANCE AS TRUSTEES UNDER THE FARRELL LIVING TRUST DATED MAY 23, 2000**, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of October, 2008.



CHARLES S. FARRELL, JR., TRUSTEE OF THE FARRELL LIVING REVOCABLE TRUST DATED 5/23/00



MARGARET FARRELL, TRUSTEE OF THE FARRELL LIVING REVOCABLE TRUST DATED 5/23/00

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CHARLES S. FARRELL, JR. and MARGARET M. FARRELL**, whose name as Trustees, 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, in their capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of October, 2008.



Notary Public

My commission expires: 7/14/10

