

This instrument was prepared by

Send Tax Notice

Hubert Hardeman

4324 Morningside Drive

Helena, Al. 35080

(Name) Donald L. Newsom, CORRETTI & NEWSOM, ATTORNEYS

(Address) 1804 7th Avenue, North, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-THREE THOUSAND NINE HUNDRED AND NO/100 (\$63,900.00) DOLLARS

to the undersigned grantor, STRAIN CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

HUBERT HARDEMAN and wife, MICHELLE HARDEMAN

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in the County of Shelby, State of Alabama, to-wit:

Lot 1, in Block 3, according to the Amended Map of
Plantation South, First Sector, as recorded in Map
Book 7, Page 173, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO: (1) Current taxes for the year 1984 and subsequent years.
(2) Building setback line of 40 feet reserved from Morningside Drive as shown
by recorded plat. (3) Public utility easements as shown by recorded
plat, including a 10 foot easement on the North, South and Easterly sides
of subject property. (4) Restrictions, covenants and conditions as
set out in instrument recorded in Misc. Book 31, Page 876, in said
Probate Office. (5) Easement to South Central Bell as shown by instrument
recorded in Deed Book 325, Page 261, in said Probate Office. (6) Revertible
easement for temporary turn around, as shown by recorded plat in Map Book
7, Page 173, in said Probate Office. (7) Subdivision Agreement with Plantation
Pipe Line as recorded in Deed Book 317, Page 166, in said Probate Office.

\$60,700.00 of the purchase price of the property described herein has been paid
by the proceeds of a purchase money mortgage executed and recorded simultaneously
herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles E. Strain
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of January 19 84.

ATTEST:

Deed Tax 3.50
Rec 1.50
Ins 1.00
6.00

STATE OF ALABAMA SHELBY CO.

Secretary

STRAIN CONSTRUCTION, INC.

By CHARLES E. STRAIN, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1984 JAN 23 AM 10:59

See Mtg. 442-445

I, the undersigned authority Charles E. Strain,
State, hereby certify that whose name as President of STRAIN CONSTRUCTION, INC.
a corporation, 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 officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 19th day of January 19 84.

Donald L. Newsom
Notary Public

My Commission Expires: 2-2-85