



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

SEND TAX NOTICE TO:

(Name) Courtney H. Mason, Jr.

Mark T. Bianco
1143 Dearing Downs Drive
Helena, Alabama 35080

(Address) P. O. Box 20814, Birmingham, AL 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Nine Thousand Five Hundred and no/100 -----Dollars

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

Mark T. Bianco and wife, Thelma M. Bianco

(herein referred to as GRANTEES) 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 Shelby County, Alabama, to-wit;

Lot 6, according to the Survey of Dearing Downs, Third Sector,
as recorded in Map Book 8, Page 15, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$62,100.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEES 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
GRANTEES, 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 GRANTEES, 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 17th day of February 19 84

ATTEST:

STRAIN CONSTRUCTION, INC.

Deed TAX 7.50
Fee 1.50
Ind 1.00
10.00

By

Charles E. Strain

President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 FEB 22 AM 9:37
443-731

I, the undersigned 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 17th day of February 19 84