

THIS INSTRUMENT PREPARED BY:

Charles A. Streich  
1950 Riverway Drive  
Birmingham, Alabama 35244

NAME: James W. May  
ADDRESS: Suite 110, 1933 Montgomery Highway  
Birmingham, Alabama 35209

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

1680  
**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

**State of Alabama**

SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Ninety-three Thousand and no/100 (\$193,000.00)-----DOLLARS

to the undersigned grantor, Land Developers Construction Company, Inc., a corporation, in hand paid by Charles A. Streich and Mary Lou Streich the receipt whereof is acknowledged, the said Land Developers Construction Company, Inc., an Alabama corporation

does by these presents, grant, bargain, sell, and convey unto the said Charles A. Streich and Mary Lou Streich

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 243, according to the Survey of Riverchase Country Club, Residential Subdivision, Ninth Addition, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Fifty foot building line as shown by recorded plat; (3) Restrictions and conditions as shown by recorded plat; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 127, Page 140, in the said Probate Office; (5) Restrictions as recorded in Misc. Volume 14, Page 536 and amended by Misc. Volume 17, Page 550, in the said Probate Office; (6) Right of Way to Alabama Power Company as recorded in Volume 333, Page 512, in the said Probate Office; (7) Restrictions as recorded in Volume 350, Page 209, in the said Probate Office.

\$123,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Charles A. Streich and Mary Lou Streich as joint tenants, with right of survivorship, their heirs and assigns forever; if 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Land Developers Construction Company, Inc., an Alabama corporation does for itself, its successors and assigns, covenant with said

Charles A. Streich and Mary Lou Streich heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Charles A. Streich and Mary Lou Streich

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Land Developers Construction Company, Inc., an Alabama corporation has hereunto set its signature by John L. Hartman, III Its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 30th day of August, 1984.

LAND DEVELOPERS CONSTRUCTION COMPANY, INC.

By John L. Hartman, III Vice President  
John L. Hartman, III

ATTEST:

Secretary.

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

# WARRANTY DEED

CORPORATION

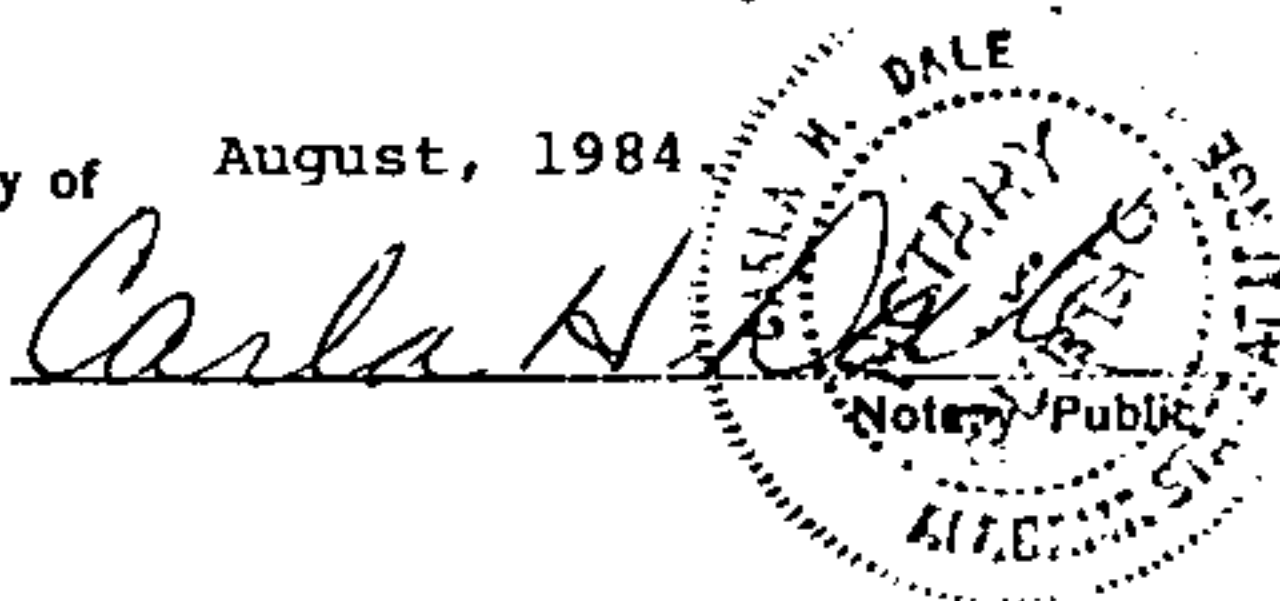
TO

## State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that John L. Hartman, III, whose name as President of the Land Developers Construction Company, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 30th day of August, 1984



STATE OF ALA. SHELBY CO. CLERK  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 AUG 31 AM 8:16

*Thomas A. Lawrence, Jr.*  
JUDGE OF THE STATE

### RECORDING FEES

Mortgage Tax	\$	
Deed Tax		70.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	76.00

BOOK 358 PAGE 538