

This instrument was prepared by

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND FOUR HUNDRED & NO/100—
(\$86,400.00) DOLLARS to the undersigned grantor, Strain Homes, Inc. a corporation,
(herein referred to as the 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 Garry M. Garzarek and wife, Ann H. Garzarek
(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 and right of reversion, the following described
real estate, situated in Shelby County, Alabama:

Lot 38, Block 1, according to the Survey of Plantation South, Third Sector,
Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$85,686.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4904 Cox Cove, Helena, Alabama 35080

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 contingent
remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their 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 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, hereto set its signature and seal, this the
31st day of August, 1990.

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

90 SEP -7 AM 9:27

Strain Homes, Inc.

By: Charles E. Strain, Pres.
Charles E. Strain, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

Judge of Probate

1. Dead Tax	\$ 1.00
2. Int. Tax	0
3. Mort. Tax	2.50
4. Ind. Tax	2.00
5. H. Tax	0
6. Cont. Tax	1.00
Total	\$ 7.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Charles E. Strain whose name as the President of Strain Homes, 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 31st day of August, 1990

Notary Public

My Commission Expires October 23, 1993