

R94-1343

This Instrument was prepared by:

R. Shan Paden
PADEN & HARRIS
100 Concourse Parkway, Suite 130
Birmingham, AL 35244

Send Tax Notice to:

JERE SAMUEL O'NEAL
4925 COX COVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY-EIGHT THOUSAND SIX HUNDRED AND NO/100 (\$88,600.00) DOLLARS, to the undersigned GRANTOR, STRAIN HOMES, INC., an Alabama corporation, in hand paid by JERE SAMUEL O'NEAL, the receipt of which is hereby acknowledged, the said STRAIN HOMES, INC., does by these presents, grant, bargain, sell and convey unto JERE SAMUEL O'NEAL, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, In Block 7, according to the map and survey of Plantation South, Third Sector, Phase IV, as recorded in Map Book 16, page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 1994, which constitute a lien, but are not yet due and payable.
2. A 40 ft. building line from Cox Cove and a 10 ft. public utility easement on the rear of subject property as shown by recorded plat.
3. Right of way and Easement to South Central Bell Telephone Co. as recorded in Deed Book 325, page 261.
4. Agreement with Plantation Pipe Line and Barrett Builders, Inc., as recorded in Deed Book 317, page 166.
5. Easement to Plantation Pipe Line as recorded in Deed Book 112 page 353 and amended in Deed Book 257, page 357.

\$89,027.00 of the proceeds were derived from a purchase money mortgage in favor of JOHNSON & ASSOCIATES MORTGAGE CO., INC.

TO HAVE AND TO HOLD unto JERE SAMUEL O'NEAL his successors and assigns forever.

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And said STRAIN HOMES, INC., does for itself, its successors and assigns covenant with JERE SAMUEL O'NEAL, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to JERE SAMUEL O'NEAL, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said STRAIN HOMES, INC., by its President, CHARLES E. STRAIN, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30 day of March, 1994.

STRAIN HOMES, INC.

BY:

Charles E. Strain, Pres.
CHARLES E. STRAIN, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Pool, a Notary Public, in and for said County, in said State, hereby certify that CHARLES E. STRAIN, whose name as President of STRAIN HOMES, INC., an Alabama 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 the Corporation.

Given under my hand this the 30 day of March, 1994.

Robert S. Pool
Notary Public

My commission expires: 7/16/94

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