

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Strain Homes, Inc.
(Address) 600 Robert Jemison Road
Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fourteen Thousand Five Hundred and no/100ths-----\$14,500.00 DOLLARS
to the undersigned grantor, Strain Construction, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto
Strain Homes, Inc.

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama.

Lot 14, Block 6, according to the Map and Survey of Plantation South, Third Sector, Phase V, as recorded in Map Book 17 page 85 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing esements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Also, an easement for drainage which is 6 feet wide, being 3 feet on each side of the following described centerline: Commence at the Southwest corner of said Lot 14; thence run North along the West line of said Lot 14 for 30.00 feet; thence 90 deg. 00 min. 00 sec. right, and run Easterly for 3.00 feet to the point of beginning of the centerline of the easement herein described; thence 90 deg. 00 min. 00 sec. left and run Northerly along the centerline of said easement for 50.78 feet; thence 75 deg. 23 min. 58 sec. right and run Northeasterly across said Lot 14 for 68.31 feet; thence 14 deg. 36 min. 02 sec. right and run Easterly across said Lot 14 for 30.90 feet to a point on the East line of said Lot which is 98.00 feet North of the Southeast corner of said Lot 14. The sole purpose of this easement is to allow drainage from Lot 14 and Lot 15, Block 6, of said subdivision to flow across said Lot 14, Block 6, of said Subdivision to an existing drainage ditch on the East line of said Lot 14, Block 6; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 3rd day of February, 19 95

ATTEST:

Strain Construction, Inc.

By

Charles E. Strain, Pres.
Charles E. Strain, President

Secretary

STATE OF ALABAMA

Shelby County }

I, the undersigned

hereby certify that Charles E. Strain

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 3rd day of February, 19 95

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/7/95

Notary Public

Inst # 1995-03434

02/07/1995-03434
12:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JCL MCD 23.00

a Notary Public in and for said County, in said State,