

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-SIX THOUSAND FIVE HUNDRED & NO/100 DOLLARS

to the undersigned grantor, Three Seasons Development Corporation 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

Dennis W. Stradtman & wife, Lois Stradtman

(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:

Lot 5 Bbck 1 according to Indian Valley, Fourth Sector as recorded in Map Book 5, page 99, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem Taxes due and payable October 1, 1974.
2. 25 foot building line and 7.5 foot easement on northwest and flood easement on west side as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 119, page 297; Volume 107, page 121; Volume 102, page 53; Volume 103, page 43; and Volume 104, page 213, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. record 1, page 207, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.
6. Flood easement recorded in Volume 279, page 126 corrected by Volume 284, page 293 in said Probate Office.

\$37,200.00 of the purchase price recited above was paid from a Mortgage loan closed simultaneously with delivery of this deed.



19740307000011010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY COUNTY
NOTARY PUBLIC
INSTRUMENT WAS FILED
1974 MAR -7 AM 8:00
REC. BY & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. L. James

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 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, 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 Vice President, Charles L. James who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of March 1974

ATTEST:

By Charles L. James
Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Charles L. James whose name as Vice President of Three Seasons Development Corporation 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 1st day of March

19 74

Leresa R. Fitzsimmons
Notary Public

MY COMMISSION EXPIRES NOVEMBER 21, 1975