

This instrument was prepared by

(Name) Robert O. Driggers, Attorney 1058

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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 JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Thousand and No/100-----Dollars

to the undersigned grantor, DENMAN CONSTRUCTION COMPANY, INC., 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

ANDREW J. STRAYNAR and wife, BARBARA R. STRAYNAR

(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, to-wit:

Lot 2, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1977 and subsequent years.
2. 50 foot building set back line from Shadowbrook Trail.
3. Utility easements over East and South sides of said lot as shown on recorded map of said subdivision.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in the Probate Office of Shelby County, Alabama.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. Restrictive covenants and conditions filed for record in Misc. Book 16, Page 561, in said Probate Office.
7. Permit to Alabama Power Company, recorded in Deed Book 301, Page 562, in said Probate Office.
8. Agreement with Alabama Power Company recorded in Misc. Book 17, Page 386.
9. Restrictive covenants concerning underground cables, recorded in Misc. Book 17, Page 393.

BOOK 307 PAGE 494

\$20,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL  
08/29/1977 12:00:00AM FILED/CERT

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 President, Henry C. Denman, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26<sup>th</sup> day of August 19 77.  
DENMAN CONSTRUCTION COMPANY, INC.

ATTEST: Henry C. Denman, Jr.  
Secretary HENRY C. DENMAN, JR., President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }  
Thomas A. [Signature]  
JUDGE OF PROBATE Deed 50.00  
Rec. 1.50  
Deed 1.00  
Dec mtg. 368.890

I, Henry C. Denman, Jr. the undersigned, a Notary Public in and for said County in said State, hereby certify that Denman Construction Company, Inc. whose name as Denman Construction Company, 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 26<sup>th</sup> day of August 19 77.  
JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION  
JEFFERSON FEDERAL BUILDING  
215 NORTH 21ST STREET  
[Signature] Notary Public