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SEND TAX NOTICE TO:

(Name) Phillip Joe Avery, Sr.

This instrument was prepared by

(Address) 4343 Morningside Drive
Helena, Alabama 35080(Name) Sam Maples(Address) 1804 7th Avenue North Birmingham, Alabama 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Four Thousand Nine Hundred and No/100-----(\$54,900.00)---Dollars

to the undersigned grantor, Strain Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey untoPhillip Joe Avery, Sr. and wife, Karen S. Avery

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama to-wit:Lot 17, Block 1, according to the amended map of Plantation South,
First Sector, as recorded in Map Book 7 Page 173 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1983.Building setback line of 40 feet reserved from Morningside Drive as shown by plat.A 7.5 foot public utility easement on the Northeasterly side and a 5 foot easement on
the Southwesterly side of subject property as shown on recorded plat.Restrictions, covenants and conditions as set out in instrument recorded in
Misc. Book 31 Page 876 in Probate Office.Title to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities relating thereto, including
rights conveyed in Deed Book 345 Page 868 in Probate Office.Easement to South Central Bell as shown by instrument recorded in Deed Book 325
Page 261 in Probate Office.\$52,150.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, 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, has hereto set its signature and seal, this the 27th day of May 19 83

STRAIN CONSTRUCTION, INC.

ATTEST:

By

Charles E. Strain

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

See mtg 432-128
1983 JUN -8 AM 10:14
Notary Public

Deed tax 300
Rec. 150
Sub. 100
550

I, the undersigned Charles E. Strain a Notary Public in and for said County in said
State, 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 27th day of May 19 83My Commission Expires: 10-22-83Corratti, Newsome

Notary Public