

This instrument was prepared by

(Name) Donald L. Newsom CORRETTI & NEWSOM

(Address) 1804 - 7th Avenue, North, Birmingham, Al. 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-TWO THOUSAND EIGHT HUNDRED AND NO/100 (\$52,800.00) DOLLARS

to the undersigned grantor, STRAIN CONSTRUCTION, 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

BYRAN D. SEALY and wife, KATHY V. SEALY

(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, State of Alabama, to-wit:

Lot 10, in 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.

SUBJECT TO:

1. Advalorem taxes for the current year 1983 and subsequent years.
2. Building setback line of 40 feet reserved from Park Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the West and a 7.5 foot easement on the Southeast side of subject property.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31, Page 876, in Probate Office.
5. Easement to South Central Bell as shown by instrument recorded in Deed Book 325, Page 261, in Probate Office.
6. Subdivision agreement between Plantation Pipe Line Co. and Barrett Builders, Inc., recorded in Deed Book 317, Page 166.

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 con-
tingent 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 encum-
brances,

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, Charles E. Strain
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of June 1983.

ATTEST:

CLERK OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

See entry 432-384
1983 JUN 15 PM 1:27

Secretary

Rec. 150 By
Ind. 100

STRAIN CONSTRUCTION, INC.

Charles E. Strain, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned authority, 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 13th day of June 1983.

Donald L. Newsom

Notary Public

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