

This instrument was prepared by

(Name) ROBERT H. ADAMS-CORRETTI & NEWSOM, ATTORNEYS

Warren B. Hilson

4347 Morningside Drive
Helena, Alabama 35080

(Address) 1804 7th Avenue, North, Birmingham, Alabama 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 SIXTY-ONE THOUSAND NINETEEN AND 34/100 (\$61,019.34) 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 unto

WARREN BRIAN HILSON and wife, WINDY HARDY HILSON

(herein referred to as GRANTEEES) 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 the County of Shelby, State of Alabama, to-wit:

Lot 19, 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) Current taxes for the year 1983 and subsequent years.
(2) Building setback line of 40 feet reserved from Morningside Drive
as shown by recorded plat. (3) Public utility easements as shown by
recorded plat, including a 7.5 foot easement on the Northwest side of
subject property. (4) Restrictions, covenants and conditions as set
out in instrument recorded in Misc. Book 31, Page 876, in said Probate
Office. (5) Easement to South Central Bell as shown by instrument
recorded in Deed Book 325, Page 261, in said Probate Office.
(6) Subdivision agreement between Plantation Pipe Line Co., and
Barrett Builders, Inc., as recorded in Deed Book 317, Page 166, in
said Probate Office.

\$57,950.00 of the purchase price stated herein has been paid by the
proceeds of a purchase money mortgage executed and recorded simultaneously
herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 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 12th day of August 19 83.

ATTEST:

STATE OF ALA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By

STRAIN CONSTRUCTION, INC.

Charles E. Strain President

STATE OF ALABAMA
COUNTY OF JEFFERSON

See Me 435-217
1983 AUG 16 AM 8:52
F. P. ...
CLERK OF PROBATE

Deed 350
Rec 150
Ind 100
600

I, the undersigned authority
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 12th day of August 19 83.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

NORTH 21ST STREET
BIRMINGHAM, ALABAMA 35203

Notary Public