

This instrument was prepared by

Send Tax Notice To:

Donald D. Morlan
4205 PLANTATION PLACE
Helena, Alabama 35080

(Name) Robert H. Adams-CORRETTI & NEWSOM

257

(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 FIFTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$59,750.00) 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

Donald D. Morlan and wife, Inez Morlan

(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 the County of Shelby, State of Alabama, to-wit:

Lot 3, 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
Plantation Place, as shown by recorded map. (3) Public utility
easements as shown by recorded plat. (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 with Plantation
Pipe Line Company as recorded in Deed Book 317, Page 166, in said
Probate Office.

BOOK 349 PAGE 836

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 1st day of September 1983.

ATTEST:

STRAIN CONSTRUCTION, INC.

By Charles E. Strain, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Notary Public
JAIL OF ALA. SHELBY CO.
I CERTIFY THAT
this is a true and correct
copy of the original
436-174
1983 SEP -8 AM 9:08

Deed TAX 3.00
Rec 1.50
Ind 1.00
5.50

a Notary Public in and for said County in said

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 1st day of September 1983.

Notary Public

My Commission Expires: 5/26/87

Jefferson Fed. Bldg.