

This instrument was prepared by

(Name) Robert H. Adams - CORRETTI & NEWSOM  
1804 7th Avenue, North  
(Address) Birmingham, Alabama 35203



WARRANTY DEED

1052

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND SIX HUNDRED AND NO/100 (\$14,600.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kenneth L. Jackson, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Strain Construction, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit: \*

Lot 6, according to the Survey of Dearing Downs, Third Sector, as recorded in  
Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 1984 and subsequent years. (2) Building setback line of 35 feet reserved from Dearing Downs Drive as shown by plat. (3) Public utility easements as shown by recorded plat, including a 10 foot easement on East and a 7.5 foot easement on the South sides of subject property. (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 492, in said Probate Office. (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 155, Page 107, and Deed Book 324, Page 855, in said Probate Office. (6) Right-of-way granted to The Utilities Board of Helena by instrument recorded in Deed Book 294, Page 604, in said Probate Office. (7) Reservations for a six foot easement for water line, etc. and restrictions as to use of land for residential purposes as shown by Deed Book 259, Page 367, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th  
day of October, 1983.

Lead TAX 15.00  
Rec 1.50  
Ind 1.00  
17.50  
1983 DEC 29 AM 8:37

(SEAL)

Kenneth L. Jackson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA  
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that Kenneth L. Jackson, an unmarried man

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, A.D. 1983

Carla W. Richardson

Notary Public