

This instrument was prepared by

(Name) Donald L. Newsom-CORRETTI & NEWSOM  
1804 7th Avenue, North  
(Address) Birmingham, Al. 35203



James G. Moore  
4342 Morningside Drive  
Helena, Al. 35080

8/5

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$58,900.00) 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 unto

JAMES G. MOORE and DEBORAH L. BURNS

(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 6, Block 4, 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) Taxes for the current year 1984 and subsequent years. (2) A forty  
foot building setback line from Morningside Drive, a thirty foot easement to Plantation  
Pipe Line along the South East Line; and a ten foot easement along the North East line as  
shown on recorded map. (3) Title to all minerals within and underlying the premises,  
together with all mining rights and other rights, privileges and immunities relating  
thereto as recorded in Deed Book 328, Page 476, and Deed Book 341, Page 429, in the  
Probate Office of Shelby County, Alabama. (4) Right of way granted to South Central Bell  
Telephone Company by instrument recorded in Deed Book 325, Page 261, in said Probate  
Office. (5) Restrictions appearing of recorded in Misc. Book 31, Page 876, in said  
Probate Office. (6) Pipe line agreement and easement granted to Plantation Pipe Line,  
in Deed Book 257, Page 375, and Deed Book 317, Page 166, in said Probate Office.

\$55,950.00 of the purchase price of the property described herein has been paid by the  
proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

BOOK 354 PAGE 763

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. 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 pre-  
mises, that they are free from all encumbrances,

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 April 19 84.

ATTEST:

STRAIN CONSTRUCTION, INC.

STATE OF ALA. SHELBY CO. By  
I CERTIFY Secretary  
INSTRUMENT WAS FILED

Charles E. Strain  
Charles E. Strain President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

1984 APR 16 AM 10:55  
see Mtg 446-912  
Probate

Deed TAX 3.00  
Rec 1.50  
Jud 1.00  
5.50

I, the undersigned authorized \_\_\_\_\_ 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 12th day of April 19

Donald L. Newsom  
Notary Public

My Commission Expires: 2-2-85