

This instrument was prepared by
WILLIAM E. SINIARD, JR.
(Name) CORRETTI & NEWSOM, ATTORNEYS
1804 7th Avenue, North
(Address) Birmingham, Al. 35203

518



Send Tax Notice To:
Robert L. Baldwin
4334 Morningside Drive
Helena, Al. 35080

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-NINE THOUSAND TWO HUNDRED EIGHTY-FIVE AND NO/100 (\$59,285.00) 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

Robert L. Baldwin and wife, Kathie J. Baldwin

(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 3, according to the Survey 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) Building setback
line of 40 feet reserved from Morningside Drive as shown by plat. (3) Public utility easements
as shown by recorded plat, including a 10 foot easement on the Northerly and a 30 foot easement
on the Southeasterly side. (4) Restrictions, covenants and conditions as recorded in Misc.
Book 31, Page 876, in said Probate Office. (5) Easements to Plantation Pipe Line as recorded
in Deed Book 257, Page 375, and Deed Book 113, Page 353, in said Probate Office. (6) Easement
to South Central Bell as recorded in Deed Book 325, Page 261, in said Probate Office.
(7) Title to all minerals within and underlying the premises, together with all mining rights
and other rights, privileges and immunities relating thereto, including rights conveyed in
Deed Book 328, Page 476, and Deed Book 341, Page 429, in said Probate Office. (8) Agreement
between Plantation Pipe Line and Barrett Builders as shown in Deed Book 317, Page 166, in
said Probate Office.

\$59,250.00 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.

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 3rd day of August 19 84.

ATTEST:

STRAIN CONSTRUCTION, INC.

CHARLES E. STRAIN, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -8 AM 9:20

see 443.599

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 3rd day of

August

19 84.

My Commission Expires: 11-2-87

Notary Public