

NAME: Charles A. J. Beavers, Jr.  
813 Shades Creek Parkway  
 ADDRESS: Birmingham, Alabama 35209

CORPORATION WARRANTY DEED  
 JOINT WITH SURVIVORSHIP

## Alabama Title Co., Inc.

BIRMINGHAM, ALA.

## State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty-four Thousand Three Hundred Seventy-four and no/100 Dollars (\$64,374.00)  
 to the undersigned grantor, Strain Construction, Inc.  
 a corporation, in hand paid by Richard W. Mizell and Sherry L. Mizell  
 the receipt whereof is acknowledged, the said Strain Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Richard W. Mizell and  
 Sherry L. Mizell

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 5, Block 2, 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.
2. Building setback line on 40 feet reserved from Plantation Circle as shown by plat.
3. 10 foot easement on the northerly side and a 7.5 foot easement on the easterly side 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 Plantation Pipe Line as shown by instrument recorded in Deed Book 113, page 353, in said Probate Office.
6. Easement to South Central Bell as shown by instrument recorded in Deed Book 325, page 261, in said Probate Office.
7. Agreement between Plantation Pipe Line Company and Barrett Builders, Inc. as recorded in Deed Book 317, page 166.

\$61,150.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Richard W. Mizell and Sherry L. Mizell  
 as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to  
 this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
 grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to  
 the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein  
 shall take as tenants in common.

And said Strain Construction, Inc. does for itself, its successors  
 and assigns, covenant with said Richard W. Mizell and Sherry L. Mizell, their  
 heirs and assigns, that it is lawfully seized in fee simple of said premises, 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 Richard W. Mizell and Sherry L. Mizell, their  
 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Strain Construction, Inc.

signature by N. Randall Collins has hereunto set its  
 who is duly authorized, and has caused the same to be attested by its Secretary,  
 on this 10th day of August, 1984.

ATTEST:

STRAIN CONSTRUCTION, INC.

Secretary.

By N. Randall Collins Vice President

CHARLES A. J. BEAVERS, JR.  
 ATTORNEY AT LAW  
 813 Shades Creek Pkwy Suite 203  
 BIRMINGHAM, AL 35209

CHARLES A. J. BEAVERS, JR.  
ATTORNEY AT LAW

SIXTH FLOOR, PINEBURY SUITE 203  
BIRMINGHAM, AL 35209

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

## State of Alabama

JEFFERSON

COUNTY;

I, Charles A. J. Beavers, Jr., a Notary Public in and for said county in said state, hereby certify that N. Randall Collins, whose name as Vice President of the Strain Construction, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge 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.

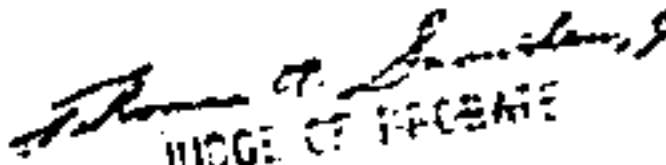
Given under my hand and official seal, this the 10th day of August, 1984.

  
Notary Public

BOOK 358 PAGE 181

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

1984 AUG 14 AM 11:11

  
JUDGE OF PROBATE

Deed Tax - 3.50  
5.00  
1.00  
9.50