

1437

This instrument was prepared by

(Name) Donald L. Newsom, Attorney

(Address) 1804 7th Avenue, North, Birmingham, Al. 35203

William B. Cotney, Jr.
4346 Morningside Drive
Helena, Al. 35080

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-EIGHT THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$58,850.00) 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

WILLIAM B. COTNEY, JR. and wife, DEBRA R. COTNEY

(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 4, in 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) 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 30 foot Plantation Pipe Line easement on the South side of subject property.
(4) Restrictions, covenants and conditions as set out in instrument recorded
in Misc. Book 31, Page 876, in the Probate Office of Shelby County, Alabama.
(5) Easement granted to South Central Bell by instrument recorded in Deed
Book 325, Page 261, in said Probate Office. (6) Subdivision agreement between
Plantation Pipe Line Co. and Barrett Builders, Inc., as recorded in Deed Book
317, Page 166, in said Probate Office. (7) Easement to Plantation Pipe Line
as shown by instrument recorded in Deed Book 257, Page 375, in said Probate Office.

\$55,900.00 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 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 24th day of August 19 84.

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY
NOTARY PUBLIC
JUL 24 1984
AUG 28 AM 9:42

STRAIN CONSTRUCTION, INC.
By *Charles E. Strain*
CHARLES E. STRAIN, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Deed TAX 3.00
Rec 2.50
Jud 1.00
6.50

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 24th day of August 19 84.

Donald L. Newsom
Notary Public

Barrett, Newsom

My Commission Expires February

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