

JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) CORRETTI & NEWSOM
 1804 7th Avenue North
 (Address) Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND TWO HUNDRED FIFTY and no/100 (\$3,250.00) DOLLARS
 Together with a purchase money mortgage in the amount of \$60,850.00
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Strain Construction, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard L. Kelly, Jr. and wife, Precillae D. Kelly

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3, Block 3, according to the Amended Map of Plantation South, 1st Sector, as recorded in Map Book 7, Page 173, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for the year 1985, 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 10 feet easement on the East. (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc Book 31, page 876 in the Probate Office. (5) Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 113, page 353, in Probate Office. (6) Easement to South Central Bell as shown by instrument recorded in Deed Book 325, page 261, in 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 Probate Office. (8) Agreement with Plantation Pipe Line and Barrett Builders, Inc. as recorded in Deed Book 317, page 166, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of December, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

STRAIN CONSTRUCTION, INC.

Deed TAX 3.50
 Rec 2.50
 Ind 1.00
 7.00
 1984 DEC 27 PM 3:22

(Seal) By: Randall Collins
 Its: Vice President

(Seal) E. L. WALLACE
 NOTARY PUBLIC

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall Collins as Vice President of Strain Construction, Inc. whose name 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 December A.D., 19 84

E. L. Wallace
 My Commission Expires November 28, 1988

Notary Public