

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

1024

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THREE THOUSAND FOUR HUNDRED TWENTY SEVEN & 00/100--- (\$73,427.00) DOLLARS to the undersigned grantor, Strain Homes, Inc. a corporation, (herein referred to as the 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 Chester E. Braune and wife, Jamie H. Braune (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 Shelby County, Alabama:

Lot 8, Block 3, according to the survey of Plantation South, Second Sector, Phase NO. 1 as recorded in Map Book 9 page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$58,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4504 Englewood Road, Helena, Alabama 35080

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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 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, hereto set its signature and seal, this the 14th day of July, 1987.

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

1987 JUL 16 PM 6:58

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

1. Deed Tax \$ 15.50  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 19.00

Strain Homes, Inc.  
By: Charles E. Strain, President

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Charles E. Strain whose name as the President of Strain Homes, 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 14th day of July, 1987

Notary Public

My Commission Expires March 10, 1991