

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Strain Homes, Inc.
600 Robert Jemison Road
Birmingham, AL 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Ten Thousand and No/100 (\$10,000.00)----- DOLLARS,

to the undersigned grantor, STRAIN CONSTRUCTION, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto STRAIN HOMES, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, in Block 3, according to the Map and Survey of Plantation South, Third Sector, Phase I, as recorded in Map Book 11, Page 88, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989.
2. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 167, Page 393.
3. Right of way to Planatation Pipe Line Company as recorded in Deed Book 257, page 375 and Deed Book 317, Page 166.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 328, Page 476.
5. Right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 325, Page 261.
6. 40 foot building line from Hollow Lane; also a 10 foot easement along the Northerly and Easterly (rear) lot lines, all as shown on the recorded map.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

89 JUL 13 PH 6: 55 President, who is

this the 11th day of July

19 89 JUDGE OF PROBATE

ATTEST:

STRAIN CONSTRUCTION, INC.

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, the undersigned
hereby certify that Charles E. Ovson

Secretary
1. Deed Tax \$ 10.00
2. Mtg. Tax)
3. Recording Fee 2.50
4. Indexing Fee 3.00
15.50

By Charles E. Ovson, Pres
President

a Notary Public in and for said County, in said State,

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 11th day of July, 1989