

SEND TAX NOTICE TO:
JAY F. HICKMAN and
(Name) JUDY S. HICKMAN
4709 Hollow Lane
(Address) Helena, Alabama 35080

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Six Thousand Four Hundred and No/100 (\$76,400.00)-----DOLLARS

to the undersigned grantor, STRAIN HOMES, 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

JAY F. HICKMAN AND JUDY S. HICKMAN

(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 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.

\$75,825.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, unless otherwise noted above, 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 11th day of July 19 89

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON

By
1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 300
TOTAL 650

I, the undersigned
State, hereby certify that Charles E. Strain
whose name as 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the

11th

day of

July

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FORM ATC-50

Notary Public

NOTARY PUBLIC, STATE OF ALABAMA BY LARGE
BY COMMISSION EXPIRES AUG. 27, 1992.