

This instrument was prepared by

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

784A

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 EIGHTY THREE THOUSAND SIX HUNDRED & 00/100—
(\$83,600.00) DOLLARS to the undersigned grantor, Strain Homes, Inc. a corporation,
(herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the
receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto Steve Bendall and wife, Karen Adkins Bendall
(herein referred to as GRANTEEES) 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 and right of reversion, the following described
real estate, situated in Shelby County, Alabama:

Lot 20, in Block 3, according to the Survey of Plantation South, Third Sector,
Phase I, as recorded in Map Book 11, Page 88 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama. Mineral and mining
rights excepted.

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

\$82,624.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEEES' ADDRESS: 4713 Hollow Lane, Helena, Alabama 35080

TO HAVE AND TO HOLD to the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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
12th day of July, 1989.

COURTNEY H. MASON, JR.
NOTARY PUBLIC

Strain Homes, Inc.

By:

Charles E. Strain, President

89 JUL 19 AM 8:16

1. Deed Tax \$ 1.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 6.50

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

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 12th day of July, 1989

Notary Public

Courtney H. Mason