

This instrument was prepared by

1863

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

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Palham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company



Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

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 4, Block 6, 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:

1. Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989.
2. Building setback line of 40 feet reserved from Hollow Lane as shown by plat.
3. Public utility easement as shown on recorded plat, including a 10 foot on the rear of lot.
4. Right of way to Alabama Power Company and South Central Bell as recorded in Real 167, page 393, in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all minerals within and underlying the premises, together with all mining rights and other other rights, privileges and immunities, relating thereto, including rights as conveyed in Real 139, page 147, in said Probate Office.

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,

President, who is

this the 4th day of August, 1989

ATTEST:

\_\_\_\_\_  
Secretary

By Charles E. Strain, Jr.  
STRAIN CONSTRUCTION, INC.  
President

STATE OF ALABAMA 89 AUG 10 AM 9:22

COUNTY OF JEFFERSON  
I, the undersigned

1. Deed Tax \$10.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 16.50

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

hereby certify that Charles E. Strain, Jr. President of STRAIN CONSTRUCTION, INC.,

whose name as 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 4th day of August, 1989