

1498
SEND TAX NOTICE TO:
TERRY G. NATION and KELLI C. NATION
4901 Cox Cove
Helena, Alabama 35080

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Four Thousand Nine Hundred Seventy-One and No/100 (\$84,971.00) 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

TERRY G. NATION and KELLI C. NATION

(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, to-wit:

Lot 36, in Block 1, according to the Survey of Plantation South, Third Sector, Phase II, as recorded in Map Book 13, Page 89, 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. Title of 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; Deed Book 341, page 429; and Book 236, page 287.
3. Right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 325, page 261.
4. 40 foot building line from Cox Cove; also a 10 foot easement along the northerly, easterly and westerly lot lines, all as shown on the recorded map.

\$85,946.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

89 SEP 19 PH 11:28

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	NO TAX COLLECTED
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 7.50

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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 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, has hereto set its signature and seal, this the 15th day of September 19 89

ATTEST:
By *Charles E. Strain, Pres.* STRAIN HOMES, INC.
Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
I, the undersigned Charles E. Strain
State, hereby certify that President of STRAIN HOMES, 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,
a Notary Public in and for said County in said

Given under my hand and official seal, this the 15th day of September 19 89
Charles E. Strain
Notary Public