

SEND TAX NOTICE TO:
STRAIN HOMES, INC.
600 Robert Jamison Road
Birmingham, AL 35209

894
This Form Furnished by



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 2, in Block 7, 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 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. 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 in Deed Book 328, Page 476 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 Pinehurst Drive and a 10 foot utility easement along the east and south lot lines, as shown on recorded map.

1. Deed Tax	\$ 10.00
2. Mfg. Tax	0.00
3. Recording Fee	3.50
4. Indemnity Fee	0.00
5. No Tax Fee	0.00
6. Certified Fee	7.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever \$ 16.50

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 30th day of April, 19 90

ATTEST:

STRAIN CONSTRUCTION, INC.

STATE OF ALA. SHERIFF'S OFFICE
I CERTIFY THIS
INSTRUMENT WAS FILED

By

Charles E. Strain, Pres.
President

STATE OF ALABAMA

COUNTY OF JEFFERSON
I, the undersigned

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hereby certify that

Charles E. Strain

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

whose name as

President of STRAIN CONSTRUCTION, INC.

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

30th

day of

April

, 1990

[Signature]

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