

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

1623

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND THIRTY FIVE & NO/100— (\$82,035.00) DOLLARS to the undersigned grantor, Strain Homes, Inc. a corporation, (herein referred to as the 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 Brian M. Kornowicz, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 40, in Block 1, according to the Map and Survey of Plantation South, 3rd Sector, Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$81,379.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4908 Cox Cove, Helena, Alabama 35080

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, 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 President, Charles E. Strain, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of January, 1991.

1. Deed Tax	1.50
2. Notary Fee	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	10.50

Strain Homes, Inc.

By: Charles E. Strain President

CERTIFY THIS INSTRUMENT WAS FILED

91 JAN 28 PM 12:05

JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, the undersigned, 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 18th day of January, 1991

Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/10/91