

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Three Thousand Thirty-Five and No/100 (\$93,035.00) 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

JEFFREY ALLEN MILLS and AMY LYNNE MILLS

(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 42, Block 1, according to the Map and 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 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities 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 Englewood Drive and Cox Cove; and a 10 foot easement along the South lot line, all as shown on the recorded map.

\$88,350.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ <u>5.00</u>
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>3.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>11.50</u>

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 13th day of December 19 91

ATTEST:

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

91 DEC 27 PM 12:28

STRAIN HOMES, INC.

By

Charles E. Strain, Pres.
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Charles E. Strain
whose name as 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 13th day of December 19 91

David F. Ovson
Notary Public