

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.

2450

That in consideration of Eighty-Eight Thousand Three Hundred Forty and No/100 (\$88,340.00) DOLLARS

to the undersigned grantor, STRAIN HOMES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES W. BOZEMAN and MARCIA B. BOZEMAN

(herein referred to as GRANTEEES) 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 35, 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 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Title to all mineral 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.
3. Right of granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 325, page 261.
4. 40 foot building set back line from Cox Cove; 10 foot easement along rear line lot line and along westerly lot line as shown on recorded map.

\$70,650.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 27th day of March 19 92

ATTEST:

STRAIN HOMES, INC.

By... *Charles E. Strain, Pres.* President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County in said

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,

Given under my hand and official seal, this the 27th day of

March

19 92

David F. Ovson

Notary Public

12:22:08 PM SHELBY COUNTY 901
04/07/1992 03532