

This instrument was prepared by

(Name) Massie Ford  
2969-A Montgomery Hwy.  
(Address) Pelham, Alabama 35124

1398T  
SCA

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----FIFTEEN THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor, Shalimar Partners, an Alabama General Partnership ~~XXXXXX~~

(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 Construction, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot 45, according to the Map of Shalimar Point, as recorded in Map Book 14, Page 105 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any of record.

Subject to ad valorem taxes for the current tax year.

\$15,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

04/21/1992-5212  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

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, 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 General Partner ~~XXXXXX~~ who is authorized to execute this conveyance, hereto set its signature and seal,

this the 13 day of February, 19 92

ATTEST:

Shalimar Partners, an Alabama General Partnership

\_\_\_\_\_  
Secretary

By *[Signature]*  
Partner ~~XXXXXX~~

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, The Undersigned

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

hereby certify that

whose name as General ~~XXXXXX~~ <sup>Partner</sup> of Shalimar Partners, an Alabama General ~~XXXXXX~~ <sup>Partnership</sup>, 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 ~~XXXXXX~~ partnership, in said capacity as General Partnership.

Given under my hand and official seal, this the

13 day of February, 19 92

*Elizabeth M. Bishop*  
Notary Public *Notary Expires 6-26-93*

*Land Title*