

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
2121 Highland Avenue
Birmingham, Alabama 35205

Binnie Grayce Myles
4919 Cox Cove Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$92,050.00 to the undersigned GRANTOR, STRAIN HOMES, INC., an Alabama corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto BINNIE GRAYCE MYLES, herein referred to as GRANTEE, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, Block 7, according to the Map and Survey of Plantation South, Third Sector, Phase IV, as recorded in Map Book 15 page 128 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

(1) A 40 ft. building line from Cox Cove and a 10 ft. public utility easement on the rear of subject property as shown by recorded plat; (2) Right of way and Easement to South Central Bell Telephone Co. as recorded in Deed Book 325 page 261; (3) Agreement with Plantation Pipe Line and Barrett Builders, Inc. as recorded in Deed Book 317 page 166; (4) Easement to Plantation Pipe Line as recorded in Deed Book 112 page 353 and amended in Deed Book 257 page 375, in the Probate Office of Shelby County, Alabama.

Also subject to current state, county and city taxes.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set its signature and seal, this 28 day of February, 1994.

STRAIN HOMES, INC.

By: Charles E. Strain, Pres.

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Strain, whose name as Pres of Strain Homes, Inc., an Alabama 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 28th day of February, 1994.

Walter Fletcher
Notary Public

c:MYL-DED

\$82,845.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

Inst # 1994-07702

03/09/1994-07702
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.00

Inst # 1994-07702