

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC  
(Address) PO BOX 360187  
Birmingham, AL 35236



Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fourteen Thousand Five Hundred and no/100ths----\$14,500.00 DOLLARS,  
to the undersigned grantor, Strain Construction, Inc. a corporation  
(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 Homes, Inc.  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama.

Lot 13, Block 6, according to the Map and Survey of Plantation South,  
Third Sector, Phase V, as recorded in Map Book 17 page 85 in the Office  
of the Judge of Probate of Shelby County, Alabama.

Grantor reserves the following easement:  
An easement for drainage which is 6 feet wide, being 3 feet on each side of the  
following described centerline: commence at the Southwest corner of said lot;  
thence run North along the West line of said lot for 98.0 feet to the point of  
beginning; thence run easterly across said lot for 100.05 feet to a point on the  
East line of said lot which is 101.0 feet North of the Southeast corner of said lot.  
The sole purpose for this easement is to allow drainage from Lot 14, Block 6 of  
said subdivision to flow across said Lot 13, Block 6, of said subdivision to an  
existing drainage ditch on the East line of said Lot 13, Block 6.

Subject to existing easements, current taxes, restrictions, lines and  
rights of way, if any, of record.

12/20/1994-36945  
10:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 encum-  
brances, 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 President, who is  
authorized to execute this conveyance, hereto set its signature and seal,

this the 15th day of December, 19 94

ATTEST:

Strain Construction, Inc.

Secretary

By

*Charles E. Strain, Jr.*  
Charles E. Strain President

STATE OF ALABAMA  
COUNTY OF SHELBY  
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 Construction, 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 15th day of December, 19 94