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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Mark W. May & Sharon B. May
(Address) 4815 Pinehurst Drive
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$96,369.

That in consideration of Ninety Six Thousand Three hundred Sixty Nine Thousand and no/100ths

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

Mark W. May and wife, Sharon B. May

(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.

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, set-back lines and rights of way, if any, of record.

\$91,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-36946

12/20/1994-36946
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.50

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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December 19 94

ATTEST:

Strain Homes, Inc.

By

Charles E. Strain, Jr.
President

Secretary

STATE OF ALABAMA

COUNTY OF Shelby

I, Courtney H. Mason, Jr.
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 is and for said County in said

Given under my hand and official seal, this is 15th day of December

19 94

My Commission Expires

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public