

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Charles E. Strain
5196 Jameswood Circle
Birmingham, AL 35244

CORPORATION WARRANTY DEED

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

24,583.⁰⁰
That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00), in hand paid to the undersigned, Strain Construction, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Charles E. Strain, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 23, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, page 84 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1999.
2. Building setback line of 35 feet reserved from Independence Drive as shown by plat.
3. Easements as shown by recorded plat, including 7.5 feet along the Westerly and Northerly sides of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 113, page 906 in Probate Office.
5. Easement(s) to South Central Bell and Alabama Power Company as shown by instrument recorded in Real 133 page 540, corrected in Real 181 page 663 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 10 page 84 A & B.

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

And said Strain Construction, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, his 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, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1999-14657

IN WITNESS WHEREOF, the said Strain Construction, Inc., a corporation, by its President, Charles E. Strain, who is authorized to execute this conveyance, has hereto set its signature and seal, this 31st day of March, 1999.

ATTEST:

Strain Construction, Inc.

BY:
ITS:

 (SEAL)
BY: Charles E. Strain
ITS: President

THE STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, 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 31st day of March, 1999.



NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MAY 21, 2000

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02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 12.00