

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) J. Elliott Corp.  
(Address) 700 Industrial Park Drive  
Alabaster, Alabama 35007

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY } <sup>1915</sup>

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-THREE THOUSAND AND NO/100 (\$23,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JIMMY R. DUKE and wife, LINDA T. DUKE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. ELLIOTT CORP.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A parcel of land situated in Section 34, Township 19 South, Range 1 East, in Shelby County, Alabama, and more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 34, Township 19 South, Range 1 East; thence North along West side of said 1/4 1/4 452.42 feet to an iron on Southernmost right of way of Highway No. 450; thence turn 57 deg. 01 min. 11 sec. right for 867.68 feet to an iron and point of beginning on Southernmost right of way of Highway No. 450; thence turn 125 deg. 17 min. 58 sec. right for 556.85 feet to an iron; thence turn 90 deg. right for 151.77 feet to an iron; thence turn 63 deg. 00 min. 47 sec. right for 415.94 feet to an iron on Southernmost right of way of Highway No. 450; thence turn 91 deg. 41 min. 14 sec. right along said right of way a chord distance of 389.00 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 459 and Deed Book 113 page 23 in Probate Office.  
Mineral and mining rights are not insured.

\$ 23,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$	---
2. Mtg. Tax		---
3. Recording Fee		2.50
4. Indexing Fee		1.00
<b>TOTAL</b>		<b>3.50</b>

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
day of April 19 88

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED (Seal)

88 APR 27 AM 8:57 (Seal)

*Jimmy R. Duke* (Seal)  
*Linda T. Duke* (Seal)

STATE OF ALABAMA

SHELBY County

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned  
in said State, hereby certify that Jimmy R. Duke and wife, Linda T. Duke

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this day of April 19 88

My Commission Expires October 1, 1989

*Grace J. Cranner*  
Notary Public

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