

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. William Kamrath Barnard
1115 Independence Drive
Alabaster Alabama 35007

1403
CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS (\$113,000.00) to the undersigned GRANTOR, J. ELLIOTT CORP., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WILLIAM KAMRATH BARNARD and wife, TRACY MILLS BARNARD

(herein referred to as GRANTEEES) 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, to-wit:

Lot 78, according to the survey of Autumn Ridge, as recorded in Map Book 12 page 4, 5, & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO with the following: A part of Lot 79 of Autumn Ridge, as recorded in Map Book 12 page 4, 5, & 6, Shelby County, Alabama, described as follows:

Begin at the Southeast corner of Lot 78, said point being on the Westerly right of way of Independence Drive; thence run Southwesterly along the South line of said Lot 78, a distance of 12.60 feet; thence turn left 168 deg. 05 min. 47 sec. and run Southeasterly a distance of 12.40 feet to a point on the right of way of said Independence Drive; thence turn left 91 deg. 38 min. 11 sec. and run Northerly along said right of way 2.60 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Independence Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot on the rear of Lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 in Probate Office of Shelby County, Alabama.

Right of way granted to Colonial Pipe Line Co. by instrument recorded in Deed Book 90 page 29 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 150 page 648 in Probate Office of Shelby County, Alabama.

Mislocation of concrete driveway into easement as shown by survey of Amos Cory dated October 25, 1988. The mislocation does not restrict or interfere with the use of the buildings or improvements and the same does not affect the validity of your mortgage.

Mislocation of guy wire and anchor into subject property as shown by survey dated October 25, 1988 by Amos Cory. The mislocation does not restrict or interfere with the use of the buildings or improvements on the property and the same does not affect the validity of your mortgage.

\$107,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same

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as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs 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 18th day of November, 1988.

J. ELLIOTT CORP.

BY: *James W. Elliott*
James W. Elliott, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Elliott whose name as President of J. Elliott Corp., 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, on the day the same bears date.

Given under my hand and official seal this 18th day, of November, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 22 AM 9:59

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 6.00
2. Mtg. Tax	
3. Recording	5.00
4. Indexing	1.00
TOTAL	12.00

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