

Send Tax Notice To:  
J. Elliott Corporation  
P.O. Box 523  
Alabaster, Alabama 35007

This instrument was prepared by:  
LINDSEY J. ALLISON  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

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**Warranty Deed**

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**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY )**

THAT IN CONSIDERATION OF Seventy Thousand Two Hundred Fifty Dollars and no/100 Dollars (\$70,250.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Lewis Sheppard and wife, Betty Jean Sheppard** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **J. Elliott Corporation, an Alabama Corporation**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: Property does not constitute the homestead of the Grantor.

NOTE: \$67,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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

Inst # 1993-17308  
06/15/1993-17308  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MJS 15.00

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 2<sup>nd</sup> day of June, 1993.

Lewis Sheppard  
LEWIS SHEPPARD

Betty Sheppard  
BETTY JEAN SHEPPARD

*Personally known to me.*

STATE OF FLORIDA )

COUNTY OF Orange )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lewis Sheppard and Betty Jean Sheppard, whose names are signed to the foregoing conveyance, and who are 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 date the same bears date.

Given under my hand and official seal, this the 2<sup>nd</sup> day of June, 1993.

Carol A. McNaughton  
Notary Public

My commission expires:

CAROL A. McNaughton

Notary Public for the State of Florida at Large  
My Commission Expires Feb. 11, 1994

EXHIBIT A

TRACT II

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West, run southerly along the west boundaryline of the said Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West 148.62 feet to the point of beginning of the land herein described; thence continue southerly along the west boundary line of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West for 149.38 feet; thence turn an angle of 90 degrees 00 minutes to the left and run easterly 661.6 feet more or less, to a point on the east boundary line of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West; thence turn an angle of 90 degrees 04 minutes to the left and run northerly along the east boundaryline of the southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West for 149.38 feet; thence turn an angle of 89 degrees 56 minutes to the left and run westerly 661.57 feet, more or less, to the point of beginning. Reserved, however, a strip of land on the west side of the above described land 15 feet in width for the purpose of a roadway. Situated in Shelby County, Alabama.

TRACT III

Lot 6-A, according to "Plat showing the division of Nellie Geraldine Wooten Estate, situated in Section 14, Township 19 South, Range 2 West", recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama.

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