

Send Tax Notice To:
JOHN V. MILLS
1447 Secretariat Drive
Helena, AL. 35080

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS

3821 Lorna Road, Suite 110

(Address) Birmingham, Alabama 35244

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND FOUR HUNDRED TWENTY-FIVE
AND NO/100 (\$137,425.00) DOLLARS

to the undersigned grantor, J. ELLIOTT CORP.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN V. MILLS and wife, VANESSA A. MILLS

(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 the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the Survey of Dearing Downs, 6th Addition, Phase II, as recorded in Map Book 11, Page 31, in the Probate Office of Shelby County, Alabama, situated in the Town of Helena, Shelby County, Alabama; as re-recorded in Map Book 11, Page 80, in said Probate Office.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$109,940.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1993-32778

10/21/1993-32778
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 36.00

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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, JAMES W. ELLIOTT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of October 19 93.

ATTEST:

J. ELLIOTT CORP.

By

JAMES W. ELLIOTT

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 13th day of October

19 93.

My Commission Expires: 8-29-94

Notary Public