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

Send Tax Notice to:
(Name) Mr. James Edward Geiger
(Address) 1103 Tulip Circle
Alabaster, Alabama 35007

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 **EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$89,900.00) DOLLARS**

to the undersigned grantor, **J. ELLIOTT CORP.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES EDWARD GEIGER and wife, BRENDA C. GEIGER

(herein referred to as GRANTEES) 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 92, according to the survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Tulip Circle as shown by plat.
Public utility easements as shown by recorded plat, including a 7.5 foot easement on the East side and a 15 foot easement on the North side.

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 Southern Natural Gas by instrument recorded in Deed Book 90 page 29 and Deed Book 90 page 279 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Colonial Pipeline by instrument recorded in Deed Book 223 page 437 and Deed Book 267 page 834 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.

\$87,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -8 AM 9: 17

Thomas A. Stouder, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 200
2. Mtg. Tax	
3. Recording Fee	250
4. Indexing Fee	100
TOTAL	550

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TO HAVE AND TO HOLD, To the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it **President,**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June 1988.

ATTEST:

Secretary

J. Elliott Corp.
By *James W. Elliott*
President - James W. Elliott

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned **James W. Elliott** a Notary Public is 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,

Given under my hand and official seal, this is 1st day of June

1/25/90

My Commission Expires

James W. Elliott
Notary Public 19 88