

This form furnished by:

Cahaba Title, Inc.

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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) P. O. Box 523
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

1018
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND AND NO/100 (\$30,000.00) -----DOLLARS

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

(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:

Lot 30, according to the survey of Mallard Pointe, First Addition, as recorded in Map Book 11 page 86 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Blue Wing Circle as shown by plat. Public utility easements as shown by recorded plat, including 5 feet on the West side and 5 feet on the North side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 164 page 28 and Real Book 160 page 670 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 395 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 149 page 198 in Probate Office in Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 166 page 67 and covenants pertaining thereto recorded in Real 167 page 415 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

Deed TAX 30.00
Recording Fee 2.50
Index Fee 1.00
TOTAL 33.50

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 8th day of August, 19 88

STATE OF ALA. SHELBY COUNTY
I CERTIFY THAT
INSTRUMENT WAS FILED

88 AUG 12 AM 9:04

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE

County } General Acknowledgment

I, the undersigned
in said State, hereby certify that Jim Elliott

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of August, 19 88

1/25/90
My Commission Expires:

Notary Public