

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

1675
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$19,900.00) 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 78, according to the survey of Autumn Ridge, as recorded in Map Book 12 page 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 Independence Drive as shown by plat. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Rear of property.

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 Pipeline Company by instrument recorded in Deed Book 90 page 29 in Probate Office of Shelby County, Alabama.

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

This property does not constitute the homestead of the Grantor herein.

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

88 SEP 26 AM 9:49

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>3.50</u>

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 6th
day of September, 19 88

(Seal)

(Seal)

(Seal)

Jim Elliott (Seal)
Jim Elliott (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

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

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 6th day of September, 19 88

2/25/91

My Commission Expires:

Dan Spitler

Rejina A. Liska
Notary Public

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