

This form furnished by:

422  
**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Ted C. Driver  
(Address) 1119 Independence Drive  
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 One hundred thirteen thousand nine hundred & 00/100ths (\$113,900.00)

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

Ted C. Driver and wife, Brenda C. Driver

(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 76, 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. Mineral and mining rights excepted.

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

\$100,996.50 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 208 PAGE 169

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

88 OCT -6 AM 10:50

*Ronnie A. Snowdon, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 13.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 16.50

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 3rd day of October 19 88

ATTEST:

Secretary

J. Elliott Corp.

By *Jim Elliott*  
Jim Elliott President

STATE OF ALABAMA

COUNTY OF

SHELBY }

a Notary Public is and for said County in said

I, the undersigned  
State, hereby certify that Jim Elliott  
whose name as the President of  
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,

J. Elliott Corp.

Given under my hand and official seal, this is 3rd day of October 19 88

3/10/91

My Commission Expires

*[Signature]*  
Notary Public