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Prepared by: Trimmier and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: Jack C. Gray and Stephanie C. Gray
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (CORPORATE FORM)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thirty thousand and no/100 ---- (\$130,000.00) 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

Jack C. Gray and wife, Stephanie C. Gray (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lot 3 according to the survey of Dearing Downs, 8th Addition as recorded in Map Book 10, page 42 in the probate office of Shelby County, Alabama, situated in the Town of Helena, Shelby County, Alabama.

As part of the above consideration a mortgage was closed simultaneously herewith.

Subject to building lines, rights of ways, and easements, if any, as depicted in MB10, P42.

Subject to covenants and restrictions recorded in Vol. 92, P 953 and amended in Vol.99, P659

Subject to utility easement and drainage 35' across front lot line.

Subject to building setback lines of 40 ft reserved from Shelby County Highway No. 95 as per plat.

Subject to J. Harris Development as recorded in Deed Book 299, Page 358.

Subject to easement to Plantation Pipe Line as recorded in Deed Book 299, Page 358.

Subject to sewer easement as recorded in Deed Book 301, Page 709.

(1) Subject to property taxes for the current year.

(2) Subject to easements, restrictions, covenants and conditions, if any.

(3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said corporation does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs 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 26th day of October, 19 88.

J. Elliott Corp.

ATTEST: RECORDING FEES

Deed Tax 7.00

Recording Fee \$ 2.50

Index Fee 1.00

Secretary 10.50

TOTAL

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

88 NOV -4 AM 9:19

By James W. Elliott
James W. Elliott President

STATE OF ALABAMA)
COUNTY OF SHELBY)

Judge of Probate

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Elliott, whose name as _____ 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 foregoing 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 this 26th day of October, 19 88.

Cambridge Title