

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

Send Tax Notice to:
(Name) South Breeze Realty Corp.
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTEEN THOUSAND NINE HUNDRED AND NO/100 (\$16,900.00)-----DOLLARS
to the undersigned grantor, J. ELLIOTT CORP. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto
SOUTH BREEZE REALTY CORP.

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 16, according to the survye of Autumn Ridge, as recorded in Map Book 12 pages 4, 5, & 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 Elm Circle and Elm Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 25 foot on rear for sanitary sewer.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 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 as referred to in Real 150 page 648 in Probate Office of Shelby County, Alabama.

BOOK 218 PAGE 661

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 15th day of December, 19 88

- ATTEST: 1. Deed Tax \$ 17.00
 - 2. Mig. Tax _____
 - 3. Recording Fee 2.50
 - 4. Indexing Fee 1.00
- 20.50

J. ELLIOTT CORP.

STATE OF ALABAMA, County of SHELBY
I CERTIFY THIS INSTRUMENT WAS FILED

By James W. Elliott
James W. Elliott, President

88 DEC 20 AM 8:12

STATE OF ALABAMA
SHELBY County

Thomas W. ...
JUDGE OF PROBATE

I, the undersigned James W. Elliott a Notary Public in and for said County, in said State, hereby certify that

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 the 15th day of December, 1988

[Signature]
Notary Public