

This instrument was prepared by

(Name) DOUGLAS L. KEY, ATTORNEY  
2100 11th Avenue North  
(Address) Birmingham, AL 35234

PLEASE SEND TAX NOTICE TO:  
NAME: Sally J. Bakane  
ADDRESS: 1300 Elm Circle  
Alabaster, AL 35007

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

(\$95,700.00)

That in consideration of Ninety Five Thousand Seven Hundred and no/100----- 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 presents, grant, bargain, sell and convey unto

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

Lot 13, 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. Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1989, which are a lien but not due and payable until October 1, 1989.
2. Building setback line as shown by plat reserved from Elm Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the West side and 7.5 feet on the North side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 174, page 504 in Probate Office.
5. Mineral and mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 150, page 648 in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 220, page 453 in the Probate Office.
7. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 220, page 455 in Probate Office.

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,

this the 23rd day of March 19 89,

ATTEST:

J. ELLIOTT CORP.

1. Deed Tax \$ 96.00  
2. Mig. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 99.50  
President, who is

Secretary of ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 APR -3 AM 10:09

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

hereby certify that James W. Elliott

JUDGE OF PROBATE

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 23rd day of March 19 89.

MY COMMISSION EXPIRES: 10/31/91