

SEND TAX NOTICE TO:

John J. Elliott
1650 South Pointe Drive
Bessemer, Alabama 35023

This instrument was prepared by

John P. McKleroy, Jr.
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and No/100 Dollars (\$500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Target Construction Co., Inc. and Joe Elliott, (herein referred to as Grantors) do grant, bargain, sell and convey unto John J. Elliott and wife, Wanda C. Elliott, (herein referred to as Grantees as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the survey of Southpointe First Sector as recorded in Map Book 11, Page 83 in the Probate Office of Shelby County, Alabama.

This lot is conveyed subject to all easements, restrictions, covenants and rights of ways of record.

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 we do for ourselves and for our successors, assigns, heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors, assigns, heirs, executors and administrators 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, we have hereunto set our hands and seals, this 27 day of April, 1989.

WITNESS:

TARGET CONSTRUCTION CO., INC.

Mark M. Luthen (Seal)

By: Robert F. Beachum, Jr.
Robert F. Beachum, Jr.
Its President

James P. Duncanson (Seal)

Joe Elliott
Joe Elliott

Banc Boston

BOOK 237 PAGE 526

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert F. Beachum, Jr., whose name is signed to the foregoing instrument, as President of Target Construction Co., Inc., a corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 27th day of April, 1989.

Linda Joy Cabler
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 3, 1990

STATE OF ALABAMA)
Jefferson COUNTY)

I, Linda Joy Cabler, a Notary Public in and for said County in said State, hereby certify that Joe Elliott, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instruments, he executed the same voluntarily as his own act.

Given under my hand and official seal, this the 27th day of April, 1989.

Linda Joy Cabler
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 3, 1990

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

89 MAY -8 AM 9:55

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ <u>50</u>
2. Mtg. Tax	<u>11</u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>200</u>
TOTAL	<u>750</u>

BOOK 237 PAGE 527