

This form furnished by: **Cahaba Title, Inc.** 988-5600

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

Send Tax Notice to:
(Name) Mr. and Mrs. Dennis Ford
(Address) 1109 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 EIGHT THOUSAND SEVEN HUNDRED AND NO/100 (\$108,700.00) DOLLARS

to the undersigned grantor, J. ELLIOTT CORP. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DENNIS FORD and wife, CAT FORD

(herein referred to as GRANTEEES) 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 81, according to the Survey 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 Independence Drive as shown by plat. Public utility easements as shown by recorded plat, including a 7.5 foot on the North side and a 7.5 foot on the West side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 220 page 453 in Probate Office.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 200 page 455 in Probate Office.

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.

\$108,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President, James W. Elliott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of August 19 89 .

ATTEST:

1. Deed Tax 1.00
2. Mtg. Tax 1.00

J. ELLIOTT CORP.

Secretary Recording Fee 2.50

4. Indexing Fee 3.00

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

President, James W. Elliott

STATE OF ALABAMA TOTAL
COUNTY OF SHELBY

89 AUG 31 PM 1:39

I, the undersigned State, hereby certify that James W. Elliott 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 is 1st day of

August

1989