

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
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(205) 833-1571

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

Send Tax Notice to:
(Name) _____
(Address) _____

1468

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 (\$18,900.00) DOLLARS
to the undersigned grantor, SOUTH BREEZE REALTY 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 J. ELLIOTT CORP.

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

Lot 22, according to the survey of Woodvale Subdivision, as recorded in Map Book 12 pages 21 and 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Woodvale Court as shown by recorded plat.

Public utility easements as shown by recorded plat, including an easement for Colonial Gas line across the Southeast corner of lot.

Agreement with Alabama Power Company as to underground cables as recorded in Real 189 page 630 and covenants pertaining thereto as recorded in Real 189 page 620 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 conveyed in Deed Book 86 page 182 in Probate Office.

BOOK 254 PAGE 92

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 24th day of July, 19 89

ATTEST:

1. Deed Tax \$19.00

2. Mfg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL

25.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

89 AUG 31 PM 1:13

Secretary

SOUTH BREEZE REALTY CORP.

By

James W. Elliott,

President

STATE OF ALABAMA

SHELBY

County

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 South Breeze Realty 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 24th day of July, 19 89.

1/25/90