

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. Glen A. Bevis
(Address) 3047 Skylark Circle
Hoover, Alabama 35244

578

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 FORTY-FOUR THOUSAND THREE HUNDRED AND NO/100 DOLLARS

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

GLEN A. BEVIS and wife, JENNIFER H. BEVIS

(herein referred to as GRANTEES) 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 37, according to the survey of Audubon Forest, First Addition, as recorded in Map Book 11 page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Skylark Circle as shown by plat. Restrictions, covenants and conditions as set out in instrument recorded in Real 144 page 480 and Map Book 11 page 122 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 182 page 555 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 set out in Deed Book 4 page 553 in Probate Office of Shelby County, Alabama. \$129,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax -----	\$ 14.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 21.00

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TO HAVE AND TO HOLD, To the said GRANTEES 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 GRANTEES, 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 GRANTEES, 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 September 19 89 .

ATTEST:

Secretary

J. ELLIOTT CORP.
James W. Elliott
President, James W. Elliott

89 SEP -8 PH 1:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE a Notary Public is and for said County in said

STATE OF ALABAMA
COUNTY OF SHELBY

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 September 19 89 .