

This form furnished by: **Cahaba Title, Inc.**

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

Send Tax Notice to:
(Name) J. Elliott Corp.
(Address) P. O. Box 523
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) 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 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.

1. Deed Tax	\$ 1.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax	\$
6. Certified Stamp Fee	\$ 1.00
Total	\$ 7.00

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 1st day of September, 19 89

ATTEST:

SOUTH BREEZE REALTY CORP.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED
89 SEP -8 PM 1:00

James W. Elliott, President

STATE OF ALABAMA
SHELBY

County

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that James W. Elliott

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 1st day of September, 19 89

1/25/90

My Commission Expires:

Notary Public