

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. David M. Cook  
 (Address) 1016 Mangrove 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 TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) 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

**DAVID M. COOK and wife, PEGGY A. COOK**

(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 30, Block 5, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9 page 46 in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

- 35 foot building line on the West side of property as shown by record map.
- 5 foot easement South for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat.
- 7.5 foot easement East for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat.
- Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Real 15 page 911 and Real 32 page 918 as recorded in the Probate Office of Shelby County, Alabama.
- Right of Way granted to South Central Bell by instrument recorded in Real 27 page 93 in the Probate Office of Shelby County, Alabama.
- Coal, oil, gas and other mineral interests in, to or under the land herein described if not owned by Grantor.

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And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Guaranty Federal Savings and Loan Association, filed for record 12-12-85, in Real 52 page 757 and subsequently assigned to Mellon Financial Services Corporation, #7, in Real 109 page 570 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of September 19 89 .

ATTEST: STATE OF ALA. SHELBY COUNTY  
 I CERTIFY THIS INSTRUMENT WAS FILED

J. ELLIOTT CORP.

By

James W. Elliott  
 President, James W. Elliott

89 SEP 15 AM 10:16

STATE OF ALABAMA  
 COUNTY OF SHELBY

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

Total ----- \$ 9.00

a Notary Public is and for said County in said

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 8th day of

September  
David [Signature]

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