

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(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) J. Elliott Corp.  
(Address) P. O. Box 523  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of NINE THOUSAND THREE HUNDRED AND NO/100 (\$9,300.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**GLEN A. BEVIS and wife, JENNIFER H. BEVIS**

(herein referred to as grantor, whether one or more), 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 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.

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.

1. Deed Tax \$ 9.50

2. Mtg. Tax       

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 16.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st  
day of September, 19 89

STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 SEP 15 AM 10:14

Glen A. Bevis (Seal)  
Jennifer H. Bevis (Seal)

STATE OF ALABAMA  
SHELBY COUNTY } General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that **Glen A. Bevis and wife, Jennifer H. Bevis**

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of August, 19 89

1/25/90

My Commission Expires

Notary Public