

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

Send Tax Notice to:

(Name) South Breeze Realty Corp.

(Address) P. O. Box 523

Alabaster, Alabama 35124

**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, J. ELLIOTT 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

SOUTH BREEZE REALTY CORP.

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

Lot 12, according to a Resurvey of Lots 12 and 13, Mallard Pointe, as recorded in Map Book 13 page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Mallard Circle as shown by plat.

Public utility easements as shown by recorded plat, including 5 feet on South, North, East and Northwesterly sides of subject property.

Restrictions, covenants and conditions as set out in instrument recorded in Real 109 page 39 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 395 in Probate Office.

Right of Way granted to South Central Bell by instrument recorded in Real 98 page 98 and Deed Book 202 page 448 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 114 page 161 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 114 page 290 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 117 page 590 and Real 126 page 133 and covenants pertaining thereto recorded in Real 117 page 593 and Real 126 page 136 (respectively) in Probate Office.

Mineral and mining rights if not owned by Grantor.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
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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 22nd day of September, 19 89

ATTEST:

1. Deed Tax ----- \$ 50  
2. Mtg. Tax ----- \$       
3. Recording Fee ----- \$ 2.50  
4. Indexing Fee ----- \$ 3.00  
5. No Tax Fee ----- \$       
6. Certified Stamp Fee -- \$ 1.00

J. ELLIOTT CORP.

By

James W. Elliott,

President

STATE OF ALABAMA  
SHELBY

County

Total ----- \$ 7.00

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 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 the 22nd day of September, 19 89

1/25/90

My Commission Expires:

Notary Public