

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

Riverchase Office
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This instrument was prepared by: **4113**
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124 n

Send Tax Notice to:
(Name) South Breeze Realty 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 NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$19,900.00) ----- 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 16, according to the Map and Survey of Augusta Pointe, as recorded in Map Book 13 page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Restrictions appearing of record in Book 253 page 706.

Right of way granted to Alabama Power Company by instrument recorded in Book 230 page 813.

Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 215 page 506.

Terms, agreements and right of way of Alabama Power Company as recorded in Book 215 page 505.

BOOK 262 PAGE 611

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 20 PM 4:06

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$	20.00
2. Mtg. Tax	-----	\$	
3. Recording Fee	-----	\$	2.50
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	
6. Certified Stamp Fee	-----	\$	1.00
Total	-----	\$	26.50

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 16th day of October, 19 89

ATTEST:

J. ELLIOTT CORP.

By

James W. Elliott
James W. Elliott, President

Secretary

STATE OF ALABAMA
SHELBY

County }

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 16th day of October, 19 89

2/25/91

Commission Expires:

Notary Public