

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

Send Tax Notice to:
(Name) Mr. and Mrs. Jimmy R Cooper
(Address) 1215 Elm 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 ONE HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED FIFTY AND NO/100 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

JIMMY R. COOPER, an unmarried man and **PAULA B. WERTZ**, an unmarried woman
(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 10, according to the survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5, & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Elm Drive and cul-de-sac as shown by plat.

Public utility easements as shown by recorded plat, including a 10 feet on rear and Northwest and North sides of lot.

Easement to Alabama Power Company as shown by instrument recorded in Real 220 page 453 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 220 page 455 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 Real 150 page 648 in Probate Office of Shelby County, Alabama.

\$104,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 NOV -1 AM 10:42

Judge of Probate

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 27th day of October 1989

ATTEST

1. Deed Tax -----	\$ 78.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 250.00
Secretary's Fee -----	\$ 3.00
5. Notary Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00

J. ELLIOTT CORP.

President - James W. Elliott

STATE OF ALABAMA

COUNTY OF SHELBY

Total ----- \$ 250.00

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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 27th day of October

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1/25/90

My Commission Expires

Notary Public