

This instrument was prepared by:  
Daniel M. Spittler  
108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
James Blane Adams  
115 Augusta Way  
Helena, Alabama 35080

818

**CORPORATE FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of One Hundred Thirteen Thousand Six Hundred and 00/100'S \*\*\* (\$113,600.00) Dollars to the undersigned grantor, J. Elliott Corp., (herein referred to as grantor) in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned said grantor does by these presents grant, bargain, sell and convey unto James Blane Adams, Unmarried Man, and Melissa C. McDaniel, Unmarried Woman (herein referred to as grantee), 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 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, being situated in Shelby County, Alabama

Subject to easements and restrictions of record.

\$90850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 for each 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 successors 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; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal this 9th day of January, 1989.

J. Elliott Corp.

BY:

James W. Elliott, President

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

90 JAN 12 AM 8:59

JUDGE OF PROBATE

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. is signed to the foregoing conveyance, and who is known to me, acknowledge 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 9th day of January, 1989.

NOTARY PUBLIC:

My commission expires on 01/25/90

|                        |          |
|------------------------|----------|
| 1. Deed Tax -----      | \$ 23.00 |
| 2. Imp. Tax -----      | \$       |
| 3. Recording Fee ----- | \$ 2.50  |
| 4. Notary Fee -----    | \$ 3.00  |
| 5. State Fee -----     | \$       |
| 6. Notary Stamp Fee -- | \$ 1.00  |
| Total -----            | \$ 29.50 |