

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

Send Tax Notice to:  
Bruce J. Cox  
1128 Elm Drive  
Alabaster, Alabama 35007

1213

**CORPORATE 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-One Thousand One Hundred and 00/100'S \*\*\* (\$121,100.00) Dollars to the undersigned grantor, J. Elliott Corp., a corporation, (herein referred to as grantor) in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned said grantor does by these presents grant, bargain, sell and convey unto Bruce J. Cox, husband, and Kim V. Cox, his wife (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 119, according to the survey of Autumn Ridge, Second Sector, as recorded in Map Book 14 pages 16, 17 and 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.  
Subject to mineral and mining rights if not owned by Grantor.

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

J. Elliott Corp. the grantor herein is one and the same as J. Elliott Corporation.

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 15th day of June, 1990.

J. Elliott Corp., a corporation

BY: James W. Elliott (Seal)  
James W. Elliott, President

STATE OF ALABAMA )  
SHELBY COUNTY )

1. Deed Tax	\$ 16.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 23.00

90 JUN 15 10:55

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, 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 15th day of June, 1990.

NOTARY PUBLIC:

[Signature]

BOOK 296 PAGE 284