

617610

REAL 799 PAGE 779

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

Send Tax Notice to:  
Philip E. Adams  
1213 Elm Drive  
Alabaster, Alabama 325007

145

4.00  
1.00  
5.50

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

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

\$ 847.00 4 mtg.

That in consideration of Ninety-Seven Thousand Nine Hundred and 00/100'S \*\*\* (\$97,900.00) 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 Philip E. Adams, Husband, and Deborah Adams, Wife (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 11, 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. Mineral and mining rights excepted.

Subject to all easements and restrictions of record.

\$97,053.00 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 27th day of July, 1990.

J. Elliott Corp.

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

STATE OF ALA. JEFFERSON CO.  
BESSEMER DIV. I CERTIFY  
THIS INSTRUMENT FILED ON

1990 AUG -2 AM 10:08

STATE OF ALABAMA )  
SHELBY COUNTY )

RECORDED  
DEED TAXING STATEMENT  
1.00  
JUDGE OF PROBATE

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 27th day of July, 1990.

[Signature]  
NOTARY PUBLIC:

1.00  
4.50  
3.00  
7.50  
7.50

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

90 OCT -3 AM 11:15

[Signature]  
JUDGE OF PROBATE