

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:

(Name) J. Elliott Corp.

(Address) Pelham, Alabama

Send Tax Notice to:

(Name) Gwendolyn L. Gafnea

(Address) 102 Pintail Drive

Pelham, Alabama 35124

**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 Five Hundred 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

Gwendolyn L. Gafnea, 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 31, according to the Survey of Mallard Pointe Subdivision, First Addition,  
as recorded in Map Book 11 page 86 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

BOOK 318 PAGE 601

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

90 NOV 15 PM 1:23

JUDGE OF PROBATE

1. Deed Tax	123.50
2. Mtr. Tax	0.00
3. Recording Fee	5.00
4. Indexing Fee	0.00
5. No Tax Fee	1.00
6. Certified Fee	0.00
Total	130.00

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, James W. Elliott  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of November 19 90

ATTEST:

Secretary

By J. Elliott Corp.  
James W. Elliott  
President

**STATE OF ALABAMA**

**COUNTY OF** Shelby

a Notary Public is and for said County in said

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,

Given under my hand and official seal, this is 6th day of

November

1990

James W. Elliott