

SEND TAX NOTICE TO:

(Name) James C. Alston, Jr.  
121 Stillwood Drive  
 (Address) Columbiana, Alabama 35051

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This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
 COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty Thousand 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  
James G. Alston, Jr. and wife, Malissa Kay Alston; and Carol Lacey Alston, a single woman  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama, to-wit:

Commence for the point of beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 30, Township 21 South, Range 1 East; run thence South 88 degrees 33 minutes 16 seconds East along the North line of said Quarter-Quarter Section for 245.28 feet; run thence South 08 degrees 45 minutes 58 seconds West for 565.67 feet; run thence North 74 degrees 21 minutes 21 seconds West for 289.95 feet; run thence North 36 degrees 38 minutes 49 seconds West for 40.00 feet; run thence in a Northeasterly direction along a curve to the left having a radius of 330.00 feet, a chord bearing of North 20 degrees 50 minutes 42 seconds East for 354.7 feet, for an arc length of 374.47 feet to a point on the cul-de-sac of Stillwood Drive; run thence in a Northwesterly direction along said cul-de-sac and a curve to the left having a radius of 55.00 feet, a chord-bearing of North 04 degrees 48 minutes 53 seconds West for 88.07 feet, for an arc length of 102.11 feet; run thence in a Northwesterly direction along said cul-de-sac and a curve to the right having a radius of 25.00 feet, a chord-bearing of North 36 degrees 32 minutes 37 seconds West for 18.28 feet, for an arc length of 18.72 feet to a point on the East right-of-way of Stillwood Drive; run thence in a Northwesterly direction along said right-of-way and a curve to the left having a radius of 417.86 feet, a chord-bearing of North 16 degrees 37 minutes 43 seconds West for 22.34 feet, with an arc length of 22.34 feet; run thence South 89 degrees 32 minutes 35 seconds East for 42.44 feet to the point of beginning. Said land being in the Northeast Quarter of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to taxes for 1991 and subsequent years.

\$ 120,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$ 10,000.00 of the above recited purchase price was paid from a second mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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 its its President, James W. Elliott,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 19 91.

ATTEST:

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

J. ELLIOTT CORP.

By James W. Elliott President

STATE OF ALABAMA  
 COUNTY OF SHELBY

91 FEB -1 PM 12:25

JUDGE OF PROBATE

Recd tax 20.00  
 Rec 250  
 Int 200  
 Cert 1.00  
 27.00

I, the undersigned authority  
 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 the 31st day of January 19 91

Notary Public