

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

1530

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 FOUR THOUSAND FIVE HUNDRED & NO/100— (\$104,500.00) DOLLARS to the undersigned grantor, J. Elliott Corporation a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Joseph B. Anderson and wife, Melanie Dice Anderson (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 161, 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. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$99,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1123 Elm Drive Alabaster, Alabama 35007

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 it 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 its President, James W. Elliott, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of February, 1991.

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

91 FEB 25 AM 11:23

Richard D. Mink, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

J. Elliott Corporation  
By: James W. Elliott  
James W. Elliott, President

1. Deed Tax	\$5.50
2. Mfg. Tax	1.00
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	0.00
6. Certified Fee	\$1.00
Total	\$12.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James W. Elliott whose name as the President of J. Elliott Corporation, 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 20th day of February, 1991

Richard D. Mink  
Notary Public

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/23/93