

This instrument was prepared by

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

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 THIRTY THOUSAND TWO HUNDRED & NO/100— (\$130,200.00) DOLLARS to the undersigned grantor, J. Elliott Corporation a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Janet Lynn Otts and Timothy R. Santo, single individuals (herein referred to as GRANTEEES) 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 32-A, according to the Resurvey of Lots 32, 33 and 34, of Mallard Pointe First Addition, recorded in Map Book 15, Page 9, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$117,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 100 Pintail Drive Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 9th day of August, 1991.

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

91 AUG 13 AM 10:39

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

1. Deed Tax	13.50
2. Reg. Fee	2.50
3. Recording Fee	3.00
4. Insurance Fee	2.00
5. No Tax	0.00
6. Conveyance Fee	0.00
Total	20.00

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 9th day of August, 1991

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95