

SEND TAX NOTICE TO:
Mr. & Mrs. Mark B. Capellen
105 Pebble Drive
Alabaster, AL 35007



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Inst # 1992-25249

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN 10/30/1992-25249
118 N. 18th Street 12:15 PM CERTIFIED
(Address) Bessemer, Alabama 35020 SHELBY COUNTY JUDGE OF PROBATE
001 MCD 94.00

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$87,500.00)--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

MARK B. CAPELLEN AND WIFE, VICKIE E. CAPELLEN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 36, according to the Map of Shalimar Point, as recorded in Map
Book 14, Page 105, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

This conveyance subject to:

- (1) Taxes for the year 1993 and subsequent years not yet due and payable
- (2) Easement to Southern Natural Gas as recorded in Deed Book 90, Page 333; and Deed Book 90, Page 445.
- (3) Right of Way to Shelby County as recorded in Deed Book 280, Page 340
- (4) Right of Way to South Central Bell recorded in Deed Book 337, Page 241
- (5) 10 foot easement for sewer line purposes, as reserved in deeds recorded in Deed Book 355, Page 635; Deed Book 355, Page 636 and Deed Book 355, Page 640
- (6) Restrictive covenants as recorded in Real Book 321, Page 878
- (7) 30 foot building set back line
- (8) 7.5 foot utility easement across the north side
- (9) Easement to Alabama Power Company and South Central Bell Telephone Company recorded in Real Book 337, Page 706

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of October 19 92
J. ELLIOTT CORP.

ATTEST:

Secretary By James W. Elliott President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority
State, hereby certify that James W. Elliott
whose name as President of J. Elliott Corp.

a Notary Public in and for said County in said

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 29th day of October 19 92

Carson J. Clay
Notary Public

My Commission Expires: 4-28-93