

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) David A. Lazarchik
(Address) 284 Fern Creek Drive
Bessemer, Alabama 35023

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$133,675.00

That in consideration of **ONE HUNDRED THIRTY THREE THOUSAND SIX HUNDRED SEVENTY FIVE AND NO/100THS**

to the undersigned grantor, **J. Elliott Corporation** 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

David A. Lazarchik and wife, Vicki G. Lazarchik

(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

Begin at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama; thence run North 89 degrees 16 minutes 40 seconds West along the South line of said 1/4 section 287.27 feet; thence run North 00 degrees 02 minutes 38 seconds West 658.50 feet; thence run South 89 degrees 13 minutes 53 seconds East 287.78 feet; thence run South 00 degrees 00 minutes 00 seconds West 658.26 feet to the point of beginning. Situated in Shelby County, Alabama. ALSO: A 30-Foot wide easement for ingress and egress described as follows: Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama; thence run North 00 degrees 00 minutes 00 seconds East 658.26 feet; thence run North 89 degrees 13 minutes 53 seconds West 287.78 feet to the point of beginning of a 30-foot wide easement for ingress and egress said point being situated on the centerline of said easement, said easement lying 15 feet on either side of said centerline; thence continue on last described course 302.78 feet; thence run North 00 degrees 05 minutes 16 seconds West 2000 feet more or less to its intersection with the right-of-way line of South Shades Crest Road.

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

\$126,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-12328

05/04/1993-12328

12:03 PM CERTIFIED

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,**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of April 19 93 .

ATTEST:

Secretary

J. Elliott Corporation

By

James W. Elliott
James W. Elliott, President

STATE OF ALABAMA

COUNTY OF SHELBY }

I, the undersigned
State, hereby certify that **James W. Elliott**
whose name as **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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 28th day of April 1993 .

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

[Signature]
Notary Public