

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 21119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: M. J. Hardy, Sr. and
(Name) M. J. Hardy, Jr.
(Address) 2631 Chandalar Lane
Pelham AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND and 00/100-----(\$20,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Claud Elledge III and wife, Elaine K. Elledge, a/k/a Elaine Kilgore Elledge
(herein referred to as grantors) do grant, bargain, sell and convey unto
M. J. Hardy, Sr. and M. J. Hardy, Jr.

(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, the following described real estate situated in SHELBY County,
Alabama to-wit:

A part of Island Street and a part of Lots 44 and 45 according to the Original
Plan of the Town of Montevallo and a part of the West Half of Fractional
Section 28, Township 22 South, Range 3 West, Shelby County, Alabama being more
particularly described as follows: Commence at the West right of way of Shelby
Street and the North right of way of Island Street; thence run Southwesterly
along the North right of way of Island Street a distance of 160.21 feet to the
point of beginning; thence continue along the same course along the North right
of way of Island Street a distance of 263.13 feet to the Easterly Bank of Shoal
Creek; thence right 87 deg. 37 min. 26 sec. a distance of 150.02 feet along
said Creek Bank; thence right 92 deg. 24 min. 44 sec. leaving said Creek Bank a
distance of 330.19 feet; thence right 89 deg. 45 min. 02 sec. a distance of
64.38 feet; thence right 90 deg. 16 min. 57 sec. a distance of 60.00 feet;
thence left 89 deg. 18 min. 39 sec. a distance of 85.35 feet to the Point of
Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.
Mineral and mining rights are not insured.
Right(s)-of-Way(s) granted to City of Montevallo by instrument(s) recorded in
Deed 147 page 126 in Probate Office.
Easement(s) to Alabama Power Company as shown by instrument recorded in Deed
222 page 702 in Probate Office.

07/21/1994-22993
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 NCB 31.00

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th
day of July, 1994.

WITNESS

____ (Seal)
____ (Seal)
____ (Seal)

Claud Elledge III (Seal)
Elaine K. Elledge (Seal)
____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Claud Elledge, III
whose name 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 executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 14th day of July A.D., 19

My Commission Expires: 9/98

Notary Public

Inst # 1994-22993

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

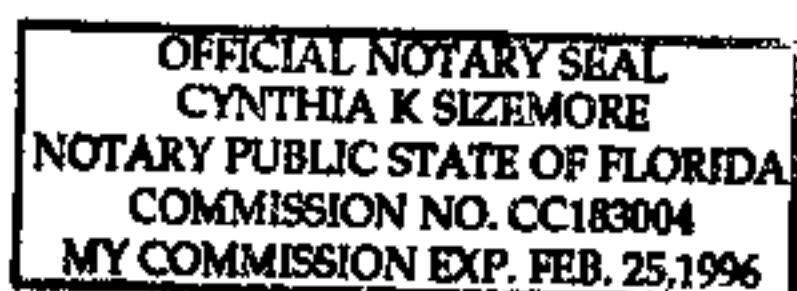
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELAINE K. ELLEDGE, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of July, 1994.

ms. Elledge is personally known to me.

Cynthia K. Sizemore
Notary Public
My Commission Expires: 2/25/96



Inst # 1994-22993

07/21/1994-22993
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00