

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-25217

WARRANTY 08/03/1996-25217
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
174.00
KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of ONE HUNDRED ~~SIXTY FIVE~~ THOUSAND FIVE HUNDRED & NO/100-
(\$165,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Robert J.
Finnerty and wife, Bessie L. Finnerty (herein referred to as grantor, whether one
or more), grant, bargain, sell and convey unto J. Elliott Corp. (herein referred
to as grantee, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to-wit:

Lot 35, Dogwood Forest, Third Phase, as recorded in Map Book 14, Page 46 in
the Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

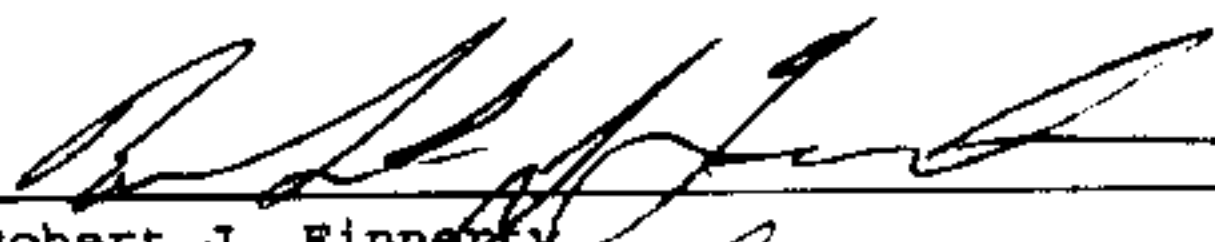
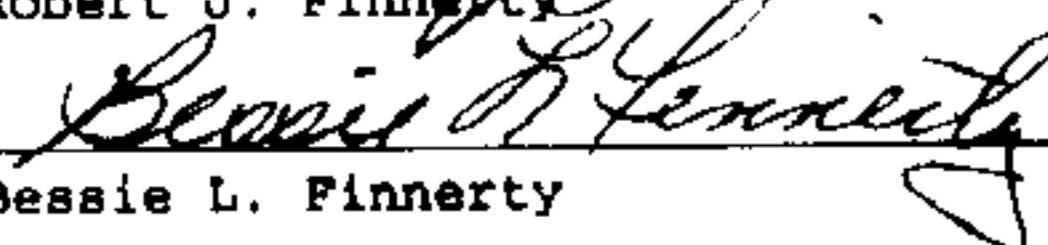
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: 2969-A Montgomery Highway, Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or 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 stated 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 said
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of
August, 1996.

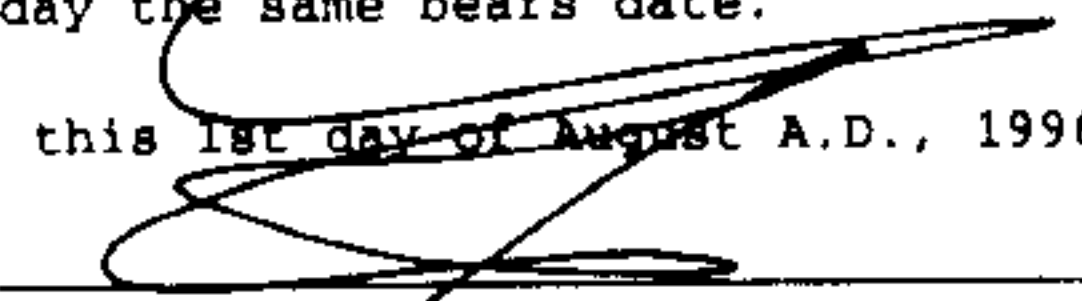
 (SEAL:
Robert J. Finnerty
 (SEAL:
Bessie L. Finnerty

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Robert J. Finnerty and wife, Bessie L. Finnerty whose names are
signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August A.D., 1996


Notary Public

COURTNEY MASON & ASSOCIATES
MY COMM. # 310393