

Important: Read Instructions on Back Before Filling out Form.

[illegible]

Instrument was prepared by:
(Name) COURTNEY MASON & ASSOCIATES, P.C.
(Address) 1904 INDIAN LAKE DRIVE, SUITE 100
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:
(Name) ALBERT M. ELLISON
(Address) 4001 BENT RIVER LANE
BIRMINGHAM, ALABAMA 35244

CORPORATION FORM WARRANTY DEED WITH JOINT TENANTS IN COMMON

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

For and in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND NO/100THS (\$159,000.00)

the undersigned grantor, DOUBLE OAK CONSTRUCTION, INC.

has herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ALBERT M. ELLISON AND WIFE, ALICE H. ELLISON, JOINT TENANTS IN COMMON
herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY
County, Alabama, to-wit:

LOT 30, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20 PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTION, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

100,000.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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SHELBY COUNTY JUDGE OF PROBATE
001 MCD 67.50

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its DOUBLE OAK CONSTRUCTION, INC. Vice President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 8th day of OCTOBER, 19 96

ATTEST:

Secretary

DOUBLE OAK CONSTRUCTION, INC.

By

Carey L. Atkinson
CAREY L. ATKINSON, VICE PRESIDENT

STATE OF ALABAMA
SHELBY County }

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State,

hereby certify that CAREY L. ATKINSON, VICE PRESIDENT

whose name as VICE President of DOUBLE OAK CONSTRUCTION, 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 8th day of OCTOBER, 19 96

PEGGY I. MURPHY
MY COMMISSION EXPIRES
2/20/99

Notary Public

2/20/99

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