

SEND TAX NOTICE TO:
JAMES W. ELLIOTT
MELANIE D. ELLIOTT
200 HIGHWAY 101
STERRETT, ALABAMA 35147

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

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

That in consideration of SEVENTY-NINE THOUSAND NINE HUNDRED and No/100's (\$79,900.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARK STEVEN BOLAN and wife, NANCY GRABEN BOLAN (hereinafter grantors), do grant, bargain, sell and convey unto JAMES W. ELLIOTT and MELANIE D. ELLIOTT, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$79,812.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of September, 1997.


MARK STEVEN BOLAN


NANCY GRABEN BOLAN

Inst # 1997-31976

10/02/1997-31976
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK STEVEN BOLAN and NANCY GRABEN BOLAN, 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 24 day of September, 1997.


Notary Public

Commission Expires: 10-6-97



Inst # 1997-31976

Exhibit "A" Legal Description

A part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, more particularly described as follows:
Commence at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, run North along Quarter-Quarter line for 100 feet to point of beginning; thence continue along last named course for 100 feet; thence run East for 164 feet to the West margin of County Highway 101; thence run South along said road margin for 100 feet; thence run West for 164 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.

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