

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
Willie G. Clements, Jr. Candace M. Clements
701 Forest Hills Trace
Alabaster, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Seven Thousand Nine Hundred Dollars (\$157,900.00), to the undersigned Grantor, J. Elliott Corp., a corporation, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Willie G. Clements, Jr., and Candace M. Clements, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to the map of Forest Hills, 2nd Sector, recorded in Map Book 21, Page 50 A & B, in Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-way and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES, their heirs and assigns in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 18th day of December, 1997.

J. Elliott Corp.

By *James V. Elliott* (L.S.)
Its President

Inst # 1997-41660

12/23/1997-41660
12:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 169.00

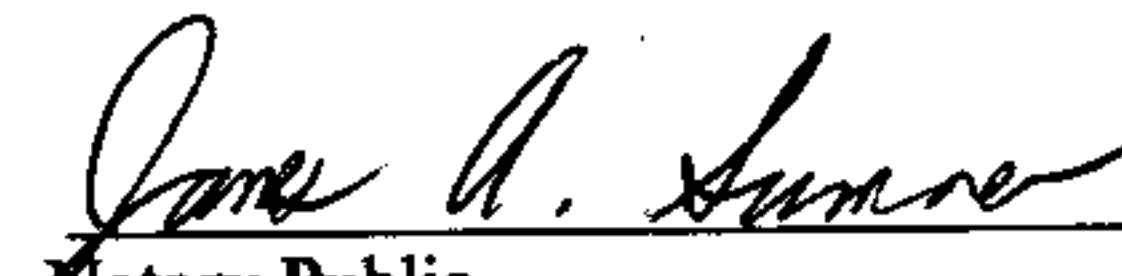
Inst # 1997-41660

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared James W. Elliott, whose name as President of J. Elliott Corp., 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 this 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, on this the 18th day of
December, 1997.



Notary Public

Commission Expires: 4/28/01

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, AL 35203

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