

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND & NO/100----  
(\$139,000.00) DOLLARS to the undersigned grantor, J. Elliott Corporation a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Jonathan Edward Graham and  
wife, Jennifer Lynn Graham (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, together with every contingent remainder and right of reversion, the  
following described real estate, situated in Shelby County, Alabama:

Inst # 1998-00921

Lot 67, according to the map of Forest Hills, 2nd Sector, recorded in Map Book  
21, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

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

\$126,500.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 421 Poplar Ridge Alabaster, Alabama 35007

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 of such survivor forever, together with every contingent  
remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said  
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, James W. Elliott, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
8th day of January, 1998.

J. Elliott Corporation

By: 

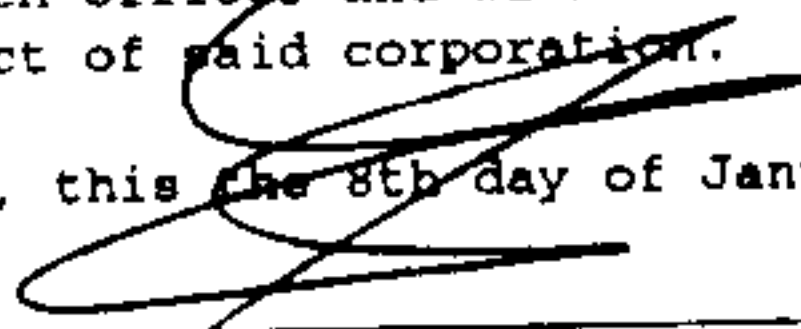
James W. Elliott, President

01/12/1998-00921  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
21.00

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that James W. Elliott whose name as the President of J. Elliott  
Corporation, 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 January, 1998

  
Notary Public

COURTNEY H. MASON  
MY COMMISSION EXPIRES  
3/5/00