

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35216

Send Tax Notice To:

JOE ELLIOTT  
1650 SOUTH POINTE DR.  
HOOVER, AL.  
35244

Inst # 1998-32486

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of FORTY THREE THOUSAND AND NO/100 DOLLARS (\$43,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, JWS, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN JOSEPH ELLIOTT, III AND WANDA C. ELLIOTT (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, to-wit:

Lot 7, according to the Survey of Tara Subdivision Sector One, as recorded in Map Book 24, Page 72 A & B, Probate Office of Shelby County, Alabama.

Together with the non-exclusive use of a 50 foot easement for ingress, egress and utilities, according to survey recorded in map Book 24, Page 72 A & B in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter including any current use rollback; (2) Easements, leases, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Declaration of Restrictive Covenants for Tara Subdivision Sector One as record in the Office of the Judge of Probate Shelby County, Alabama; (5) Set-back lines and other matter contained on the record map for Tara Subdivision Sector One as recorded in Map Book 24, Page 72A & B, Office of the Judge of Probate of Shelby County, Alabama.

This Deed has been executed as required by the Articles of Organization and the Operating Agreement of the Grantor and said Articles of Organization and Operating Agreement have not been amended.

Grantor represents and warrants that there are no assessments due the city of Chelsea or any other governmental or quasi-governmental agency.

**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 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 they are 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, the undersigned, Anthony Joseph as authorized member of JWS, LLC, has hereunto set his hand and seal, this the 18 day of NOV, 1998.

JWS, LLC

By: [Signature]  
Its: Authorized Member

STATE OF ALABAMA )  
COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ANTHONY JOSEPH as authorized member of JWS, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 18 day of NOV, 1998.

[Signature]  
Notary Public  
My Commission Expires: 3.1.2001

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