

Inst • 1999-37063

This instrument was prepared by:
Name) CATHRYN MCCAIN
Address) FIRST REAL ESTATE
1000 URBAN CENTER DR, SUITE 650
BIRMINGHAM, AL 35242

Send Tax Notice to:
(Name) J. Elliott Corp.
(Address) P O BOX 523
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY THOUSAND (\$50,000.00) DOLLARS

to the undersigned grantor, FIRST REAL ESTATE CORPORATION OF ALABAMA, a corporation

(herein referred to as 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

J. ELLIOTT CORP.

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 18 ACCORDING TO THE SURVEY OF THE CEDARS, 2ND SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE AND THE COVENANTS OF TITLE HEREIN ARE MADE SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD IN SAID COUNTY AFFECTING SAID PROPERTY, AND THE MATTER AND STATE OF FACTS THAT WOULD BE DISCLOSED BY ACCURATE SURVEY AND INSPECTION OF SAID PREMISES AND THE LIEN FOR AD VALOREM TAXES AGAINST SAID PROPERTY FOR THE CURRENT YEAR, WHICH TAXES GRANTEE ASSUMES AND AGREES TO PAY.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by Henry B. Ray, Jr., its President, who is authorized to execute this conveyance, hereto set his signature and seal, This the 24 day of AUGUST, 1999.

ATTEST:

William S. Poyner, Jr.
Secretary

BY Henry B. Ray, Jr.
President

STATE OF ALABAMA
JEFFERSON COUNTY

I, Francis H. Anderson a Notary Public, in and for said County, in said State,

hereby certify that Henry B. Ray Jr. whose name as President of FIRST REAL ESTATE CORPORATION OF ALABAMA, 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 24 day of AUGUST, 1999.

\$ 50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Francis H. Anderson
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAR. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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09/02/1999-37063
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CMH 9.50