

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:

John & Darlene Brazil
358 Cedar Hill Drive
Birmingham AL 35242

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00), to the undersigned Grantor, J. Elliott Corp., an Alabama 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 John Joseph Brazil and Darlene Sue Brazil, (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 15, 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.
Situated in Shelby County, Alabama.

\$188,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is subject to all easements, rights-of-way, covenants 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 AUGUST, 2000.

J. Elliott Corp.

By  (L.S.)
Its: President

Inst # 2000-28766

08/22/2000-28766
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 336.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Jim Elliott whose name as President of J. Elliott Corp., 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
AUGUST, 2000.

Christal M. Shaddy
Notary Public

Commission Expires: 06/12/2002

THIS INSTRUMENT PREPARED BY:

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

Inst # 2000-28766

08/22/2000-28766
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 336.00