

SEND TAX NOTICE TO:

Chris Fox
Barbara Fox
103 Shine Drive
Pelham, AL 35124

✓ This instrument was prepared by:

Charles E. Davis, Jr. (File) Davis + Van Rhen
400 Vestavia Parkway, Suite 101
Birmingham, AL 35215

CORPORATION WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TEN THOUSAND and No/100's (\$110,000.00) DOLLARS** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **J. ELLIOTT CORP., a corporation** (hereinafter grantor), does grant, bargain, sell and convey unto **Chris Fox & Barbara Fox**, (hereinafter GRANTEES), **as joint tenants with right of survivorship**, all right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

Lot 2, according to the Amended Map of The Final Plat, Wynfield Parc, Phase One, as recorded in Map Book 27, Page 51, in the Probate Office of Shelby County, Alabama.

\$110,000.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And grantor does, for itself and for it's successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, I have hereunto set my hand and seal this 21 day of August, 2002.

J. Elliott Corp.


James W. Elliott, President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James W. Elliott** who as the **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 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 21 day of August, 2002.


Notary Public

Commission Expires: 02-26-2003