

This instrument was prepared by

Send Tax Notice To: JAMES S. CLEM

(Name) GENE W. GRAY, JR.

name

1148 BARKLEY LANE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35243

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY EIGHT THOUSAND SIX HUNDRED AND NO/100-----
-----DOLLARS (\$328,600.00)

to the undersigned grantor, J. ELLIOTT CORP.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES S. CLEM

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 23, ACCORDING TO THE SURVEY OF BARKLEY SQUARE, AS RECORDED IN MAP BOOK 27, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2003.

MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Rights of way and easement to Alabama Power Company as recorded in Deed Book 146, Page 381; Real Book 14, Page 424; Real Book 84, Page 298; Real Book 333, Page 158; Real Book 333, Page 163; Real Book 333, Page 168; Real Book 340, Page 804; Real Book 340, Page 816; Real Book 360, Page 1; and Real Book 365, Page 801, in Probate Office.

Restrictive covenants as recorded in Instrument #2000-24356, in Probate Office.

Restrictions, release of damages, and easements as shown in deed recorded in Instrument #2000-01845, in Probate Office.

10-foot building line from Lennox Plase as shown on recorded map.

Easement to Shelby County Board of Education as recorded in Instrument #1999-29881, in Probate Office.

20-foot easement across the South side of said lot as shown on recorded map.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or 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 set its signature and seal,

this the 20th day of June, 2003

ATTEST:

J. ELLIOTT CORP.

20030707000422200 Pg 1/1 27.50
Shelby Cnty Judge of Probate, AL
07/07/2003 08:45:00 FILED/CERTIFIED

By

JIM ELLIOTT, PRESIDENT

STATE OF ALABAMA

COUNTY OF Jefferson

I, GENE W. GRAY, JR.

a Notary Public in and for said County, in said State,

hereby certify that JIM ELLIOTT

whose name as 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 the 20th day of June, 2003