04-200

SEND TAX NOTICE TO:
Nina Childers
127 Shine Drive
Pelham, AL 35124

This instrument was prepared by:
Charles E. Davis, Jr., Attorney
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

20040928000535770 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/28/2004 10:28:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
SHELBY COUNTY)

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED AND NO/100'S ($118,800.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **J. Elliott Corp., a corporation**, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto **Nina Childers**, (hereinafter referred to as grantee), the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

Lot 14, according to the Final Plat, Wynfield Parc, Phase Two, as recorded in Map Book 29, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

$118,800.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

To have and to hold unto the said grantee, her heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantee, her 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 grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the president of said corporation who is duly authorized, has hereunto set his hand and seal this 3 of September, 2004.

J. Elliott Corp.

BY James W. Elliott
Its: 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.**, whose name 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 executed the same voluntarily for and as the act of the corporation on the day the same bears date.

GIVEN under my hand and official seal this the 3 day of September, 2004.

Notary Public
My Commission Expires: 10/28/2006