

CONSIDERATION

\$421,200.00 FCG II

This instrument was prepared by:

Frank C. Galloway III
Galloway & Somerville, LLC
11 Oak Street
Birmingham, AL 35213

Send tax notice to:

Faith D. Harris
8223 Wynwood Drive
Helena, AL 35080

WARRANTY DEED



20080123000029230 1/2 \$435.50
Shelby Cnty Judge of Probate, AL
01/23/2008 09:40:04AM FILED/CERT

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten Dollars and 00/100 Dollars (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

J. Elliott Corp.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Faith D. Harris

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama (the "Property"):

Lot 28, according to the Survey of Habersham Place, as recorded in Map Book 37, Pages 1-A and 1-B in the Probate Office of Shelby County, Alabama (the "Probate Office")

Subject to: (1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, restrictions, covenants, rights-of-way and other matters of record (excluding, however, the "Instrument" as hereinafter defined).

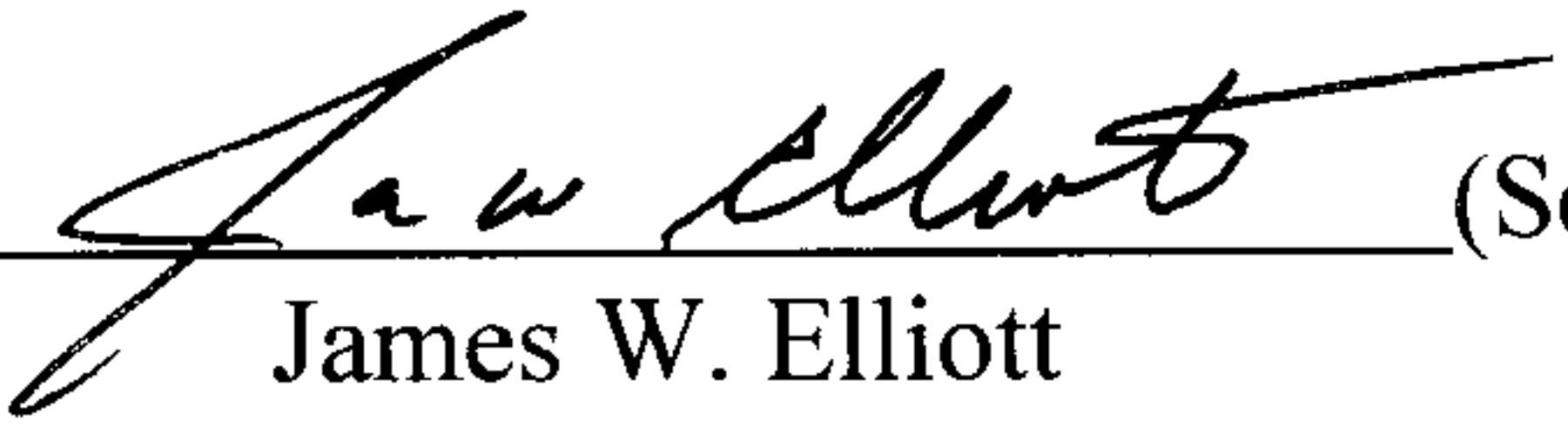
Grantee acknowledges that there is an instrument dated July 19, 2006 executed by J. Elliott Corporation in favor of Regions Bank recorded in Instrument 20060724000355390 in the Probate Office which instrument was purportedly modified by the instrument recorded in the Probate Office as Instrument 20070918000437960 (collectively the "Instrument"). Grantee acknowledges further that the Instrument purports to effect a first mortgage on the Property. Grantee disputes this contention and avers that her interest in the Property is free and clear of any lawful encumbrance of the Instrument.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 22 day of January, 2008.

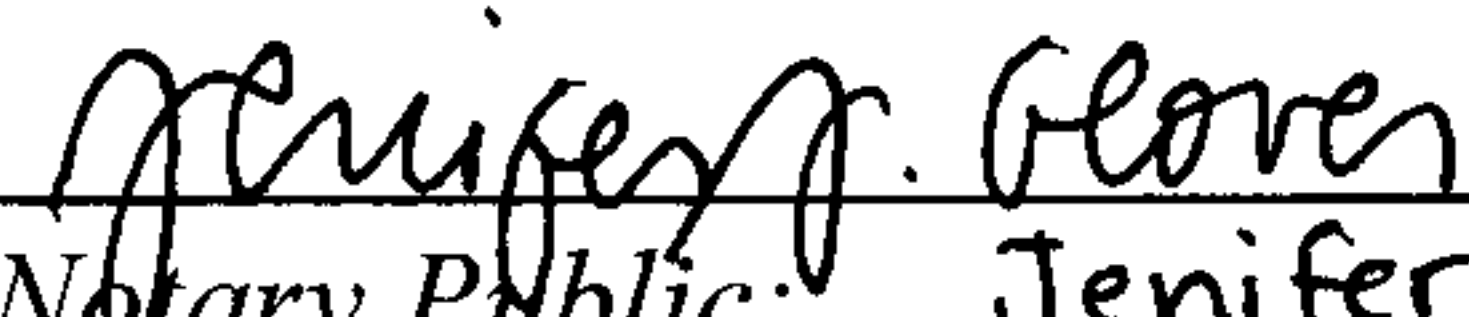
J. ELLIOTT CORP.

BY:  (Seal)
James W. Elliott
ITS: President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James W. Elliott as 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 and with full authority as such President, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2008.


Notary Public: Jenifer J. Glover
My Commission Expires: 12-02-10

Shelby County, AL 01/23/2008
State of Alabama
Deed Tax: \$421.50