

SEND TAX NOTICE TO:

(Name) Wayne M. Ellison and Edna L. Ellison
(Address) 1292 Hwy 52 East Pelham, Ala. 35124

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Ala. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

900.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration and the exchange of deeds DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clarence Ellison and wife, Lillian L. Ellison
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne M. Ellison and wife, Edna L. Ellison

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of SW 1/4 of Section 19, Township 20 South, Range 2 West and run Southerly along the East line of said 1/4 Section 507.63 feet; thence run S 89° 04' 41" W, 30.17 feet to the point of beginning; thence continue along last described course 108.87 feet; thence run S 00° 02' 43" E, 372.28 feet; thence run S 63° 38' 08" E, 121.55 feet to a point on the West line of a 30 foot easement; thence run N 00° 02' 43" W along said easment 428.01 feet to point of beginning. Containing 1.0 acre; situated in the NW 1/4 of SW 1/4 of Section 19, Township 20 South, Range 2 West, and being Parcel No. 2 in survey dated November 6, 1990 of Robert C. Farmer, P.L.S. Reg. No. 14720. Subject to easements, rights of way, and restrictions of record.

BOOK 326 PAGE 727

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

91 JAN 24 AM 10:51

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.10
5. No Tax Fee	
6. Certified Fee	1.00
Total	7.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hand(s) and seal(s), this 23

day of January 19 91

WITNESS:

(Seal) Clarence Ellison (Seal)

(Seal) Lillian L. Ellison (Seal)

(Seal) Lillian L. Ellison (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clarence Ellison and wife, Lillian L. Ellison whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, January A. D., 19 91.

Wm. A. Lewis