

SEND TAX NOTICE TO:

(Name) Clarence Ellison and Lillian L. Ellison  
(Address) Box 1307 Hwy 52 E Pelham, Ala. 35124

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

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

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

Wayne M. Ellison and wife, Edna L. Ellison  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Clarence Ellison and wife, Lillian 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 NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 West, and run Westerly along the North line of said  $\frac{1}{4}$  Section, 60.00 feet to the point of beginning; thence continue along last described course 170.16 feet; thence turn left 90° 28' 29" and run Southerly, 256.00 feet; thence turn left 89° 31' 31" and run Easterly 170.16 feet; thence turn left 90° 28' 29" and run Northerly 256.00 feet to the point of beginning. Containing 1 Acre. Situated in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 West; according to survey of Robert C. Farmer, P.L.S. Reg. No. 14720 dated November 6, 1990.

Also conveyed herein is a 60-foot right of way easement for ingress and egress over and across an existing road which connects the above described property on the East boundary with County Highway 52.

Subject to all easements, rights of way, and restrictions of record.

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 0.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 4.50</b>

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Subject to all easements, rights of way, and restrictions of record.  
STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 JAN 24 AM 10:54

*James A. Jaramila, Jr.*  
JUDGE OF PROBATE

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

day of January, 19 91

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Wayne M. Ellison (Seal)  
Wayne M. Ellison  
Edna L. Ellison (Seal)  
Edna 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 Wayne M. Ellison and Edna L. Ellison whose name s 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 24<sup>th</sup> day of January, A.D., 1991.