

(205) 833-1571

This instrument was prepared by:
(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Joe B. Culver
(Address) 2385 Highway 75
Calera, Alabama 35040

Central State Bank
P. O. Box 180
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James B. Ellison and wife, Louanne W. Ellison
(herein referred to as grantors) do grant, bargain, sell and convey unto
Joseph B. Culver and Janice E. Culver

(herein referred to as **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 13 East, described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 13 East; thence run South 00 deg. 39 min. 51 sec. East a distance of 501.75 feet to the point of beginning; thence continue along last described course a distance of 162.00 feet; thence North 89 deg. 27 min. 32 sec. East a distance of 1319.46 feet; thence North 00 deg. 43 min. 58 sec. West a distance of 169.87 feet; thence South 89 deg. 03 min. 17 sec. West a distance of 192.00 feet; thence South 89 deg. 07 min. 39 sec. West a distance of 1127.26 feet to the point of beginning; being situated in Shelby County, Alabama.

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

****MORTGAGE TAX PAID ON MORTGAGE FILED SIMULTANEOUSLY HEREWITH.**

Inst # 1993-29412

09/23/1993-29412
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set _____ hand(s) and seal(s), this 21st
day of September, 19 93.

WITNESS

_____ (Seal)

_____ (Seal)

_____ (Seal)

(James B. Ellison)

Louanne W. Ellison
(Louanne W. Ellison)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James B. Ellison and wife, Louanne W. 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 21st day of September A.D., 19 93

MY COMMISSION EXPIRES JUL 29, 1994

My Commission Expires: _____

Letty Collins
Notary Public

Notary Public

Inst # 1993-29412