THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
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1800 International Park Drive, Suite 10
Birmingham, Alabama 35243

Send Tax Notice To:
Thomas and Peggy Ellison
4913 Cahaba Valley Trace
Birmingham, AL 35242

20051215000647840 1/1 $21.00
Shelby Cnty Judge of Probate,AL
12/15/2005 08:17:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PEGGY B. ELLISON, a married woman

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

THOMAS J. ELLISON and PEGGY B. ELLISON, Trustees, or their successors in trust, under the ELLISON LIVING TRUST, dated October 27, 2005 and any amendments thereto

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run easterly along the North line of said Section 25, 978.01' to the Point of Beginning of the property being described, thence continue along last described course 187.63' to a point, thence 94 Degrees 42 Minutes 26 Seconds to the Right and Run Southerly 71.0' to a point, Thence 85 Degrees 17 Minutes 34 Seconds Right and Run Westerly 252.58' to a point, Thence 135 Degrees 00 Minutes 26 Seconds Right and Run Northeasterly 100.08' to the Point of Beginning, containing .357 Acre.

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

NOTE: This does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of October, 2005.

Peggy B Ellison

STATE OF ALABAMA)
JEFFERSON COUNTY) **GENERAL ACKNOWLEDGEMENT:**

I, Melissa Lee Banks, a Notary Public in and for said County, in said State, hereby certify that Peggy B. Ellison, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 27th day of October, 2005.

Melissa Lee Banks
Notary Public
My Commission Expires: 7-22-2008

Shelby County, AL 12/15/2005
State of Alabama

Deed Tax:$10.00