

2023

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of One and No/100 (\$1.00) DOLLARS

to the undersigned grantorS Clarence Ellison and wife, Lillian Ellison

in hand paid by Wayne M. Ellison and wife, Edna L. Ellison

the receipt whereof is acknowledged WE the said Clarence Ellison and wife, Lillian Ellison do grant, bargain, sell and convey unto the said Wayne M. Ellison and wife, Edna L. Ellison

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A plat of land situated in the SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4 of Section 19, Township 20, Range 2 West, more specifically described as follows: Beginning at the Northeast corner of the SW 1/4 of NW 1/4 of said section and run South along the East line of said Forty acres 751.0 feet to point of beginning of land herein conveyed; thence turn an angle of 90 degrees 36 minutes to the right a distance of 30 feet; thence turn South and parallel with the East boundry line of said Forty to the intersection with the North boundryline of the Simmsville Road; thence turn in an Easterly direction along the North right of way line of the Simmsville Road 30 feet to the intersection with the East boundry line of said Forty acres; thence turn North along said East boundry line 1823.0 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Wayne M. Ellison and wife, Edna L. Ellison

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And WE do, for OURSELVES and for OUR heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that WE ARE lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that WE have a good right to sell and convey the same as aforesaid; that WE will, and 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 6th day of February, 1961

WITNESSES:

J.C. Carroll
[Signature]

Clarence Ellison (Seal.)
Lillian Ellison (Seal.)
[Signature] (Seal.)
[Signature] (Seal.)

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Phyllis Ellison

TO

WARRANTY DEED

JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby
County.

Office of the Judge of Probate

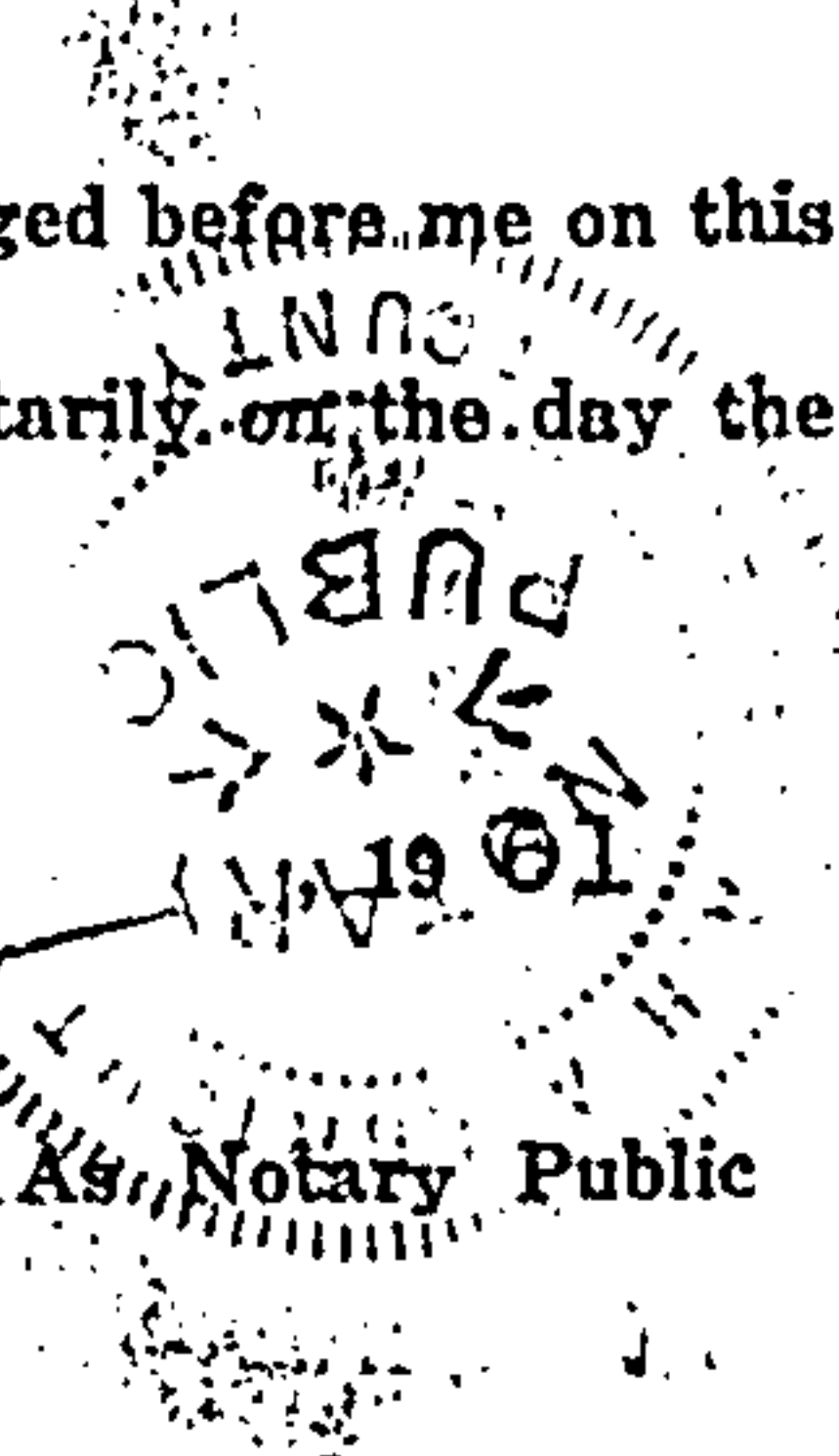
I hereby certify that the within deed was filed
in this office for record on the 6th
day of February 1961
at 1 o'clock P.M., and was duly re-
corded in Volume 657 of Deeds
at page 213, and examined.
Conrad M. Fowler
Judge of Probate

State of Alabama }
Shelby County }

I, A. H. Allbright, a Notary Public in and for said County, in said State,
hereby certify that Lillian Ellison
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, she executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 6th day of February

A. H. Allbright
Notary Public



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify
\$. Privilege
has been paid on the
In instrument as req
by law.

CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 6th day of February 1961 at 1 M. o'clock and
recorded in 657 Book 213 at page 213 on the 6th day of February 1961.
Mortgage Tax 50 Deed Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate

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