

5496

This instrument was prepared by

(Name).....Karl C. Harrison.....

(Address).....Columbiana, Alabama.....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

.....SHELBY.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand, Seven Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sarah Shuler Ellison and husband, Ross Allen Ellison
(herein referred to as grantors) do grant, bargain, sell and convey unto

C. W. Wells and Grace K. Wells

(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:

The north 332.65 feet of the following described land: Begin at the northwest corner of NW₄, Section 22, Township 21 South, Range 3 West and run thence south along the west line of said quarter-quarter section 1324.44 feet to the southwest corner thereof; thence run an angle of 88 deg. 54 min. to the left and run east along the south line of said quarter-quarter section 418.77 feet to an iron pipe; thence turn an angle of 27 deg. 27 min. 40 sec. to the left and run 266.93 feet to an iron pipe located on the west line of a 20' dirt road; thence turn an angle of 62 deg. 45 min. to the left and run along the west line of said dirt road 1197.79 feet to the north line of said quarter-quarter section; thence turn an angle of 87 deg. 46 min. 20 sec. to the left and run west along the north line of said quarter-quarter section a distance of 654.73 feet to the point of beginning.

The portion being conveyed, comprises 5 acres, more or less.

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Shelby Cnty Judge of Probate, AL
11/18/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
18th Nov 18 PM 3:50
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER 82
CONFIRMATION
NOT RECORDED

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 of 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 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 18th day of October, 1971

WITNESS:
G.C. Nicholas, Jr. (Seal)
G.C. Nicholas, Jr. (Seal)
(Seal)

Sarah Shuler Ellison (Seal)
Ross Allen Ellison (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Sarah Shuler Ellison and husband, Ross Allen 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 18th day of November, A. D., 1971
Martha B. Joiner
Notary Public.