

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
10/18/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frank C. Ellis, Jr. and wife, Diane B. Ellis

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

Frank C. Ellis, Sr. and wife, Christine M. Ellis

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 25, T-21-S, Range 1 West; thence from the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section turn an angle of 53 deg. 45 min. to the right and run Northwest a distance of 346.30 feet; thence turn an angle of 5 deg. 18 min. to the left and run a distance of 345.30 feet; thence turn an angle of 83 deg. 09 min. to the right and run a distance of 98.42 feet to the point of beginning; thence turn an angle of 32 deg. 57 min. to the right and run a distance of 212.60 feet; thence turn an angle of 103 deg. 00 min. to the left and run a distance of 210.22 feet; thence turn an angle of 26 deg. 16 min. to the left and run a distance of 276.94 feet; thence turn an angle of 53 deg. 46 min. to the left and run a distance of 159.39 feet; thence turn an angle of 50 deg. 56 min. to the left and run a distance of 214.64 feet; thence turn an angle of 71 deg. 34 min. to left and run a distance of 240.00 feet; thence turn an angle of 36 deg. 03 min. to the left and run a distance of 132.72 feet; thence turn an angle of 18 deg. 25 min. to the left and run a distance of 30.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 2.68 acres

There is granted herewith, as an appurtenance to land described above, the right to bathe in the waters of the lake adjacent to said above described property which said lake is now owned by Frank C. Ellis, Sr. and wife, Christine M. Ellis and the right to boat and fish on a portion of the waters of said lake which said easement and privilege shall extend to the family of the grantees, their heirs, and assigns, lessees or tenants, and said grantors covenant and agree to maintain said lake in its present condition and agree that grantee shall have the right to enter upon the property of grantors for the purpose of maintaining or replacing the existing dam on said lake.

Grantors further grant and convey unto grantees, their heirs and assigns, an easement or right of way for the purpose of ingress and egress to and from the above described property over the property of the grantors, said easement being 12 feet on either side of the center line of the existing road across grantors' property as now located up to the Northeastern boundary of the above described property.

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

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, have hereunto set hands(s) and seal(s), this 5 day of June, 1973.

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr. and wife, Diane B. Ellis 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 5 day of June, A. D., 1973.

Laurel Brasher

Notary Public.