

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 6771

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 THIRTY SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$37,950.00) DOLLARS

See Mtg 347 Page 793

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phillip E. Jones and wife, Vickie V. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gerald Wayne Ellingson and wife, Elizabeth Ellingson

(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:

Lot 6, in Block 1, according to the map and survey of Brookfield,
First Sector, as recorded in Map Book 5, Page 125, in the Office
of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$37,950.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 293 PAGE 810

19750807000042460 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 AUG -7 AM 8:28
Beck Det. 50
General M. Anderson
JUDGE OF PROBATE

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 31st day of July, 1975.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Phillip E. Jones (Seal)
Phillip E. Jones
Vickie V. Jones (Seal)
Vickie V. Jones
..... (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip E. Jones and wife, Vickie V. Jones whose name s 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 31st day of July A. D., 1975.

Frank K. Bynum
Notary Public.