

This instrument was prepared by

(Name) Ferree and Armstrong

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(Address) P. O. Box 1007, Alabaster, Alabama 35007

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 Eleven Thousand Five Hundred and no/100-----(\$11,500.00)-DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fate Ellison and wife, Doris Beatrice Ellison

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

Bobby Ray Ellison and wife, Sandra Hosmer Ellison,

(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:

Begin at the N.E. corner of the SW¼ of Section 16, T-20-S, R-2-W, and run westerly along the north side of the said quarter for 597.88 ft. to the point of beginning (said point being on the north right of way of Shelby County Road No. 11), then continue along the last described course running westerly for 1529.28 ft., then turn an angle of 100 deg. 51 min 24 sec to the left and run southeasterly for 793.70 ft. to a point on the north R.O.W. of Shelby County Road No. 11, then turn an angle of 108 deg 33 min 07 sec to the left and run northeasterly along said R.O.W. for 319.67 ft., then turn an angle of 82 deg 08 min 32 sec to the left and run northwesterly for 303.92 ft., then turn an angle of 53 deg 27 min 30 sec to the right and run north-easterly for 224.70 ft., then turn an angle of 87 deg 04 min 30 sec to the right and run southeasterly for 478.35 ft. to a point on the north R.O.W. of Shelby County Road No. 11, then turn an angle of 148 deg 23 min 28 sec to the left and run northwesterly for 210.00 ft., then turn an angle of 90 deg 00 min to the right and run northeasterly for 210.00 ft., then turn an angle of 90 deg 00 min to the right and run southeasterly for 210.00 ft. to a point on the north R.O.W. of Shelby County Road No. 11, then turn an angle of 90 deg 00 min to the left and run northeasterly along the north R.O.W. of said Road No. 11, for 565.68 ft. back to the point of beginning.

The above described parcel contains 9.740 acres and is subject to the easements, rights of ways, and restrictions of record.



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Shelby Cnty Judge of Probate, AL
01/31/1978 12:00:00AM FILED/CERT

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 31 day of January, 1978

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1978 JAN 31 AM 10:02 (Seal)

Thomas A. Landon, Jr. (Seal)
JUDGE OF PROBATE

Fate Ellison (Seal)

Doris Beatrice Ellison (Seal)

Doris Beatrice Ellison (Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed 11.50
Rec. 1.50
Ord. 1.00
14.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fate Ellison and wife, Doris Beatrice 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, A. D., 1978

My Commission Expires Nov. 7, 1979

Bobby Ray Ellison

Notary Public.