

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 896

(Address) COLUMBIANA, ALABAMA 35051

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 One and no/100 ----- DOLLARS
and love and affection

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fate Ellison and wife, Beatrice Ellison

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

Virgil Ellison and wife, Era 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 SW corner of Section 16, Township 20 South, Range 2 West and run northerly along the west side of the said section for 1381.42 feet to a point on the north right of way of Shelby County Road No. 11; then turn an angle of 57 deg. 10 min. 02 sec. to the right and run northeasterly for 220.00 feet to a point on the north right of way of said road, this being the point of beginning; then turn an angle of 00 deg. 40 min. 54 sec. to the right and run northeasterly for 91.18 feet to a point on the north right of way of said road; then turn an angle of 1 deg. 18 min. 12 sec. to the right and run northeasterly for 273.25 feet to a point on the north right of way of said road; then turn an angle of 00 deg. 48 min. 44 sec. to the right and run northeasterly for 205.52 feet to a point on the north right of way of said County Road No. 11; then turn an angle of 70 deg. 46 min. 16 sec. to the left and run northwesterly for 793.70 feet to a point on the north side of the SW $\frac{1}{4}$ of Section 16, Township 20 South, Range 2 West; then turn an angle of 79 deg. 08 min. 36 sec. to the left and run westerly along the north side of the SW $\frac{1}{4}$ for 525.75 feet to a point on the west side of Section 16, Township 20 South, Range 2 West; then turn an angle of 90 deg. 03 min. to the left and run southerly along the west side of the said section for 620.87 feet; then turn an angle of 89 deg. 46 min. 37 sec. to the left and run easterly for 184.86 feet; then turn an angle of 89 deg. 46 min. 37 sec. to the right and run southerly and parallel to the west side of said Section 16 for 450.00 feet back to the point of beginning.

The above described parcel contains 11.685 acres and is subject to easements, rights of ways, and restrictions of record, according to survey of William J. Egan, Jr., Registered Land Surveyor, dated December 31, 1978.

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 5 day of January, 1979

WITNESS:

Frank Ellison (Seal)
Dorothy Cannady (Seal)

Fate Ellison (Seal)
Beatrice Ellison (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED

Rec'd Tax 50
Rec. 1.50
1.00
3.00

STATE OF ALABAMA }
SHELBY COUNTY }

1979 JAN 25 PM 1:36

General Acknowledgment

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

Given under my hand and official seal this 5 day of January, A. D., 1979

Virgil Ellison
et. 2 1541
35-007

Notary Public.