

This instrument was prepared by

1311 This Form furnished by:

(Name) Bruce M. Green, Attorney

Cahaba Title. Inc.

(Address) P.O. Box 766, Alabaster, AL 35007

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand and No/100th (\$24,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. Paul Yeager and wife, Clara Y. Yeager

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

John R. Ellison and wife, Jane C. 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:

A part of the NE 1/4 of NE 1/4 of Section 20, Township 20 South, Range 2
West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of Section 20, Township 20 South, Range 2
West, Shelby County, Alabama, and run thence South 89 deg. 52 min. 30 sec.
West a distance of 785.57 feet to a point; thence run South 0 deg. 07 min.
30 sec. West a distance of 460.45 feet to the Northeasterly corner of
Parcel 7 and the point of beginning of the property being described; thence
run South 15 deg. 34 min. 11 sec. East a distance of 689.72 feet to a point
on the Northwestern right of way line of the Seaboard Coast Line Railroad;
thence run South 41 deg. 38 min. 24 sec. West along said right of way line
a distance of 19.50 feet to a point; thence run North 51 deg. 45 min. 15
sec. West a distance of 205.73 feet to a point; thence run North 37 deg. 15
min. 41 sec. West a distance of 208.00 feet to a point; thence run North 53
deg. 08 min. 09 sec. West a distance of 125.54 feet to a point; thence run
North 14 deg. 11 min. 49 sec. east a distance of 354.20 feet to a point on
the South line of a 60 foot wide street; thence run South 75 deg. 48 min.
11 sec. East along the said South line of said Street a distance of 132.97
feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all existing taxes, easements and restrictions of record.

Grantees' Address:

\$24,000.00 of the above recited purchase price was paid by a mortgage loan closed
simultaneously herewith.

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 30th
day of September 1986

WITNESS:

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

1986 OCT 16 AM 11:33
see Mtg 093-889 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public and for said County, in said State,
hereby certify that W. Paul Yeager and wife, Clara Y. Yeager
whose name 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 30th day of September, A. D. 1986