

This instrument was prepared by

This Form furnished by:

(Name) James C. Pino, 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

BIBB

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Seven Hundred Seventy and No/100th (\$7,770.00) -- DOLLARS

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

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

Thomas W. Wallace and wife, Hazel F. Wallace

(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 Bibb County, Alabama to-wit:

Parcel 4 of Diamond 'J' Estates, a metes and bounds parcel more particularly described as follows: Begin at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 20, Township 24 North, Range 11 East, Bibb County, Alabama, and run Easterly along the North line of said 1/4-1/4 a distance of 241.74 feet to a point; thence turn an angle of 86 deg. 39 min. 15 sec. to the right and run Southerly a distance of 861.19 feet to a point in the center line of Bibb County Highway No. 65; thence turn an angle of 115 deg. 50 min. 54 sec. to the right and run Westerly along the center line of said highway a distance of 357.10 feet to a point on the West line of same said 1/4-1/4; thence turn an angle of 70 deg. 29 min. 56 sec. to the right and run Northerly along the said West line of said 1/4-1/4 a distance of 724.04 feet to the point of beginning; being situated in Bibb County, Alabama. Mineral and mining rights excepted.

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

\$6,270.00 of the above recited purchase price was paid by a mortgage loan closed on this date.

Grantees' Address:

This parcel of property is not the homestead of the Grantor, the Grantor's homestead being \_\_\_\_\_.

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 (~~you 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, I have hereunto set my hand(s) and seal(s), this 7th day of November, 1986.

WITNESS:

STATE OF ALABAMA  
SHELBY COUNTY  
NOTARY PUBLIC

1. State Tax \$ 8.00 (Seal)

2. Misc. Tax \_\_\_\_\_ (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 1.00 (Seal)

TOTAL 11.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Ray Ellis, an unmarried man, whose name is signed to the foregoing conveyance, and who is on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, A. D., 1986