

1437

SEND TAX NOTICE TO:

(Name) James Robert and Theresa D. Ellard
1926 Chandaway Drive
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) THERESA ANNE TKACIK
(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND DOLLARS AND NO/100's-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gloria Cardwell Standard, individual and Gloria Cardwell Standard and Thomas B. Standard as executors under the will of Russell L. Cardwell and trustees of the Russell L. Cardwell Trust Agreement.
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES ROBERT ELLARD AND THERESA DIANNE ELLARD

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

A parcel of land consisting of 40 acres located in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; recorded in Map Book 11, Page 12, and being more particularly described in Exhibit "B" attached hereto and made a part of this conveyance.
Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office.
Minerals and mining rights excepted.

Right of way as set out in Deed Book 17, Page 537 in the Probate Office.

Less and except any part of subject property lying within the right of way.

Less and except the westerly 30 feet of said property, which is reserved as a non-exclusive easement for ingress, egress and utilities.

Emmett Cloud Realty to approve plans, specifications, grades, architectural design, and placement of the residence to be constructed on this estate prior to beginning construction; minimum square foot living area is 2400 square feet on one level; 1600 square feet on the first floor of a 1½ story dwelling with the remaining 800 square feet in the ½ story; 1400 square feet on each floor of a two story dwelling with a 400 square foot wing attached to the ground floor.

No more than one (1) horse per every two (2) acres in any one estate will be allowed.

No more than two (2) cows per estate will be allowed.

No sheep, goats, or pigs will be allowed.

No dog kennels.

Future use of the property must comply with Shelby County specifications and regulations.

Seller is not and will not be liable for any damages incurred due to future sink-holes occurring.

\$72,000.00 of the purchase price was paid from the proceeds of a mortgage loan.

Notorized acknowledgements as to signatures attached hereto and made a part of this conveyance as EXHIBIT "A".

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And X (we) do for ~~XXXX~~ (ourselves) and for ~~XXXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XXXX~~ (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XXXX~~ (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 3rd

day of June, 19 87

WITNESS:

Jaye White-Elliott (Seal)
Charles B. Zoeny (Seal)
Thomas B. Standard (Seal)

STATE OF Georgia
Bibb COUNTY

Gloria Cardwell Standard (Seal)
Gloria Cardwell Standard (Seal)
Thomas B. Standard (Seal)
Individual
Trustee and Executor
Trustee and Executor

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gloria Cardwell Standard, individual
whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance SHE executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A. D., 19 87

Charles B. Zoeny

Jaye A. Hill
COMMISSION EXPIRES SEPTEMBER 10, 1987

EXHIBIT "A"

STATE OF Georgia)
COUNTY OF Bibb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as EXECUTORS 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 this conveyance, they, in their capacity as such EXECUTORS, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3rd day of June, 1987.

Jay A. Dell
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 18, 1989

STATE OF Georgia)
COUNTY OF Bibb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as TRUSTEES 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 this conveyance, they, in their capacity as such TRUSTEES, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3rd day of June, 1987.

Jay A. Dell
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 18, 1989

EXHIBIT "B"

State Of Alabama
Shelby County

Cloud1.MFF

A parcel of land in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of the S.E.1/4 of the S.E.1/4 of said Section 17,

Thence run North along the West 1/4 - 1/4 line 70.70 feet,

Thence turn right 94 deg. 29 min. 17 sec. and run East 641.79 feet to the centerline of an unpaved road and the point of beginning;

Thence turn left 82 deg. 17 min. 56 sec. and run Northeast along said road 331.96 feet,

Thence turn right 81 deg. 56 min. 34 sec. and run West 2054.12 feet,

Thence turn right 85 deg. 58 min. 01 sec. and run South 70.54 feet,

Thence turn right 36 deg. 05 min. 21 sec. and run Southwest 223.33 feet

Thence turn left 34 deg. 10 min. 03 sec. and run South 136.70 feet to the Northeast corner of the N.W.1/4 of the N.W.1/4 of Section 21,

Thence turn left 02 deg. 49 min. 36 sec. and run South 474.99 feet,

Thence turn right 94 deg. 56 min. 18 sec. and run East 2077.90 feet to the centerline of said unpaved road,

Thence turn right 93 deg. 14 min. 33 sec. and run North along said centerline 137.51 feet,

Thence turn right 04 deg. 48 min. 53 sec. and run northeast along said centerline 407.53 feet to the point of beginning.

Containing 40.67 acres, less and except the westerly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress and utilities. Net 40.00 acres.

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

1987 JUN 17 AM 10:27

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 8.00
2. Mtg Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL * 16.50