

15
Send Tax Notice to:
Jackie F. Ellison and James A. Ellison

360 Rd 440
Chelsea, AL 35043

This instrument prepared by:
Wallace, Ellis, Head & Fowler
Columbiana, Alabama 35051

\$ 8,500.00

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Other valuable consideration, and an exchange of lands, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bobbie J. Rich and husband, Edward O. Rich (herein referred to as grantors) do grant, bargain, sell and convey unto Jackie F. Ellison and husband, James A. Ellison (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Our undivided 1/2 interest in and to the following described property situated in Shelby County, Alabama:

PARCEL B

Commence at the Northeast corner of the NW[of Section 25, Township 19 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said Quarter for a distance of 431.14 feet to a point on the South boundary line of Old U.S. Highway 280 Right of way (ROW); thence continue in a Southerly direction along said Quarter line for a distance of 1320.00 feet to a point; thence turn an angle of 90 deg. to the right and run 297.00 feet to a point being the point of beginning of the parcel herein described; thence turn an angle of 90 deg. to the right and proceed for a distance of 564.27 feet to a point; thence turn an angle of 90 deg. to the left and run 297.00 feet to a point; thence turn an angle of 90 deg. to the left and run 801.12 feet to a point; thence turn an angle of 92 deg. 08' 35" to the left and run 297.20 feet to a point; thence turn an angle of 87 deg. 51' 25" to the left and run 225.73 feet to the point of beginning. Said parcel is lying in the East half of the NW[of Section 25, Township 19 South, Range 1 West, and contains 5.42 acres, according to survey of John Gary Ray, Registered Land Surveyor, dated December 27, 1988, less and except that portion of said property presently owned by the grantees, as shown by prior conveyances, and less and except easements, rights of way of record, and visible encroachments.

The grantors and grantees warrant and acknowledge that Beula F. Dickerson and husband, E. D. Dickerson, former owners of said property, are both now deceased.

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.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of January, 1989

Bobbie J. Rich

Bobbie J. Rich

Edward O. Rich

Edward O. Rich

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobbie J. Rich and husband, Edward O. Rich, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of January, 1989.

[Signature]

Notary Public

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NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -3 AM 9:46

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>8 50</u>
2. Mtg Tax	<u> </u>
3. Recording Fee	<u>5 00</u>
4. Indexing Fee	<u>1 00</u>
TOTAL	<u>14 50</u>