

GRANTEE: Paul H. Ellis  
1029 Thompson Road  
Alabaster, AL 35007

1975

STATUTORY FORM WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, BLUE CREEK LAND COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto PAUL H. ELLIS and wife, DEBBIE E. ELLIS (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:  
Commence at the Northeast corner of said 1/4-1/4 Section, thence run West along the North 1/4-1/4 line 611.49 feet to a point on the East right of way of the Old L & N Railroad spur; thence turn left 108 degrees 22 minutes 59 seconds and run Southeast along said right of way 743.01 feet to the point of beginning; thence continue last course 62.70 feet; thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right of way of Shelby County Highway #47; thence turn left 82 degrees 40 minutes 21 seconds and run Northwest along said highway right of way 60.49 feet; thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II:

LOT 2, according to the recorded map of Weaver Farms as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL RIGHTS acquired by Weaver Land Company, Inc. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Company, Inc., dated February 13, 1989, recorded in Real Record 226, Page 469.

Peoples Bank

SUBJECT TO: Permit to Alabama Power Company as recorded in Deed Book 149, Page 376, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: A 60 foot right of way for ingress and egress across the Northwest and West sides of said lots as shown on recorded map of Weaver Farms.

SUBJECT TO: Rights reserved by Alabama Gas Corporation by permit recorded in Real Record 226, Page 469, in Probate office.

GRANTOR HEREIN reserves that property described in said Parcel 1 as an easement for himself and any subsequent purchasers of lots in said Weaver Farms for the purposes of ingress and egress and utilities.

Said easement for purpose of ingress and egress is a private drive and Grantor herein assumes no responsibility for maintenance of said private drive.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

Blue Creek Land Company, Inc. was formerly known as Blue Creek Wood Products, Inc. until its name was changed by instrument recorded on June 10th, 1988 in the Office of the Judge of Probate, Jefferson County, Alabama in Real Book 702, Page 891 and 892.

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President A. Glenn Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19TH day of May, 1989.

1. Deed Tax \$ 2.00  
2. Mfg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 2.00  
TOTAL 9.00

BLUE CREEK LAND COMPANY, INC.

A. Glenn Weaver  
A. Glenn Weaver, President

NOTARY PUBLIC  
I CERTIFY THAT  
THE FOREGOING INSTRUMENT WAS  
EXECUTED BY THE  
PERSON WHOSE NAME IS  
SIGNED TO IT

STATE OF ALABAMA )  
JEFFERSON COUNTY )

89 MAY 30 AM 9:39

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A. Glenn Weaver whose name as President of BLUE CREEK LAND COMPANY, INC., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19TH day of May, 1989.

Jimmy Lee Cole, Jr.  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Blue Creek Land Company, Inc.  
411 \_\_\_\_\_ Avenue, Bessemer, Alab \_\_\_\_\_