

TITLE NOT EXAMINED

This instrument was prepared by

(Name) J. Michael Joiner, Joiner and Kramer

(Address) P.O. Box 1012, Alabaster, Alabama 35007

Send Tax Notice To: Robert and Marianne Ellis
name

3029 Ritha Circle
address Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Rex A. Horton and wife, Lynn F. Horton

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

Robert H. Ellis and Marianna M. Ellis

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

Shelby County, Alabama to-wit:

That certain perpetual easement and right-of-way 50 feet in width into the property on and over the existing road which runs to the property owned by Robert H. Ellis and Marianna M. Ellis.

Said Easement being one and the same as that conveyed to grantors in deed book 345, page 411 and as further described and drawn on that certain easement and recorded at Book 349, page 55 and page 56. Said easement is located in the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West.

1	Book Fee	\$.50
2	County Fee	0
3	Notary Fee	2.50
4	Record Fee	3.00
5	Other	0
6	Total	6.00

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 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 10th day of August, 1989

WITNESS:

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

90 OCT 25 AM 8:20

Rex A. Horton (Seal)

Lynn F. Horton (Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rex A. Horton and wife, Lynn F. Horton whose name S 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 10th day of August, A. D., 1989

Anne I. Hansell
Notary Public