

Warranty Deed, Joint tenants with right of survivorship,

State of Alabama

Shelby County _____ KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND DOLLARS (\$15000.00) in cash and checks and exchange of deeds to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clarence Ellison and wife Lillian L. Ellison
(herein referred to as grantors) do grant, bargain, sell and convey unto Wayne M. Ellison and wife Edna L. Ellison
(herein referred to as GRANTEES) as joint tenants, with right to survivorship, the following described real estate situated in SHELBY county, Alabama to-wit:

Commence at the NE corner of the NE Quarter of SW Quarter of section 19, Township 20 South, Range 2 West, and run Westerly along the North line of said Quarter Quarter Section, 60.00 feet to the point of beginning; thence continue along last described course 170.16 feet; thence turn left 90 degrees 28' 29" and run Southerly, 256.00 feet; thence turn left 89 degrees 31' 31" and run Easterly 170.16 feet; thence turn left 90 degrees 28' 29" and run northerly 256.00 feet to the point of beginning. Containing 1 Acre. Situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 19, Township 20 South, Range 2 West: according to survey of Robert C. Farmer, P.L.S. Reg.No.14720 dated November 6, 1990.

To have add 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 claim of all persons.

In witness whereof, we have hereto set our hand(s) and seal(s), this 20th day of April 1992.

WITNESS:

Clarence Ellison (Seal)
Clarence Ellison

Lillian L. Ellison (Seal)
Lillian L. Ellison

04/21/1992-5273
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.50

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Clarence Ellison and Lillian L. Ellison whoses names are signed to the foregoing conveyance, and who are known to me, acknowledged to me, acknowledged before me on this day, that, being informed of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April A.D., 19 92

Thelma H. Dixon
Thelma H. Dixon - Notary Public
Commission Expires March 11, 1994

101 PARKVIEW D.R.
PELHAM ALA
35124