

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1992-09027
05/21/1992-09027
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT RECORD 13.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$61,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dale Ellison and wife, Belinda Ellison (herein referred to as grantors), do grant, bargain, sell and convey unto Michael A. Denaburg and wife, Sandra C. Denaburg (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A certain lot in the south 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 3 West, more particularly described as follows: Beginning at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 3 West, and run North 420 feet; thence run West 200 feet to the point of beginning of the land herein described; thence run North 190 feet; thence run West 100 feet; thence run South 190 feet; thence run East 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$55,350.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 939 3rd Avenue S. W., Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 18th day of May, 1992.

Dale Ellison (SEAL)
Dale Ellison
Belinda Ellison (SEAL)
Belinda Ellison

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Dale Ellison and wife, Belinda Ellison whose names 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 THIS 18th day of May, 1992.

Richard D. Mink
Notary Public

My Commission Expires: 10-23-93

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93