

SEND TAX NOTICE TO:

(Name) Patti W. Ellis

This instrument was prepared by

(Address) 5558 Parkview Circle
Birmingham, AL 35242

(Name) Ruth S. Capra, P.C.

(Address) 6 Office Park Circle, St. 202, Birmingham, AL 35223

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of twenty-four thousand two hundred and 00/100 (\$24,200.00) DOLLARS
and assumption of present mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Patti W. Ellis, a married woman and spouse Nathaniel T. Ellis

(herein referred to as grantors) do grant, bargain, sell and convey unto Patti W. Ellis and Nathaniel T. 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:

5558 Parkview Circle, Birmingham, Alabama 35242

More Particularly described as follows:

Lot 9, according to the Survey of Parkview, as recorded in Map Book 7,
Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 40 foot building line from Parkview Circle: 5 foot easement
along the East; and 20 foot easement along the West; and a 5 foot easement
long the South and amended in Misc. Book 25, Page 349.

Restrictions appearing of record in Misc. Book 24, Page 652; and amended
in Misc. Book 25, Page 349.

Right of Way granted to Alabama Power Company by instrument(s) recorded
in Deed Volume 133, Page 171.

Right of Way in favor of Alabama Power Company and Southern Bell Telephone
& Telegraph Company by instrument(s) recorded in Deed Volume 311, Page 809.

Inst # 1994-06754

03/02/1994-06754
09:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 33.00

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 23rd

day of February, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Patti W. Ellis, a married woman and spouse, Nathaniel T. Ellis

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 23rd day of February, A. D., 19 94

Ruth S. Capra

Notary Public.

1994-06754