

(Name) Mr. & Mrs. James M. Ellison  
2110 Chandawood Drive  
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.  
3000 Riverchase Galleria, Suite 490  
 (Address) Birmingham, Alabama 35244

Form 1-1-8 Rev. 3/81

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and Fourteen Thousand and no/100...(\$114,000.00).....DOLLARS

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

ANTHONY ALLEN BROWN and CINDY K. BROWN, Husband and Wife

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

JAMES M. ELLISON and MARGUERITE T. ELLISON, Husband and Wife

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

Shelby

County, Alabama to-wit:

Lot 66, according to the Amended Map of Chaparral, First Sector, Phase I, as recorded in Map Book 7, Page 161 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the year 1994, which said taxes are not due or payable until October 1, 1994.
2. Restrictions, Terms, Agreements, and Rights-of-way of record.
3. 35 ft. Building Line from Chandawood Drive and Blazing Star; 15 foot easement for public utilities along East lot line; 7.5 foot easement for public utilities along North lot line; as shown on recorded map.

07/13/1994-21996  
 01:43 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE

\$102,600.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 12thday of July, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Anthony Allen Brown (Seal)  
 ANTHONY ALLEN BROWN

Cindy K. Brown (Seal)  
 CINDY K. BROWN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Allen Brown and Cindy K. Brown, Husband and Wife 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 and official seal this 12th day of July, A.D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
 MY COMMISSION EXPIRES: Nov. 5, 1995.  
 BONDED THIRD NOTARY PUBLIC UNDERWRITER

Notary Public.

Inst # 1994-21996