

294-1552

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT H. ELLIS
3029 RITHA CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY FIVE THOUSAND and 00/100 (\$35,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CYNTHIA STREET GULLEDGE WATSON, A DIVORCED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT H. ELLIS and MARIANNA M. ELLIS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, IN BLOCK 1, ACCORDING TO THE SURVEY OF CHEROKEE HILLS, AS RECORDED IN MAP BOOK 5, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. 75 foot building line as shown on recorded map.
3. Restrictions appearing of record in Volume 233, Page 53 and Volume 239, Page 786.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

THIS PROPERTY IS A VACANT LOT AND DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

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, his, her, or their heirs and assigns, that I am (we are) lawfully seized

10/25/1994 08:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 47.00

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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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CYNTHIA STREET GULLEDGE WATSON, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of October, 1994.


CYNTHIA STREET GULLEDGE WATSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CYNTHIA STREET GULLEDGE WATSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of October, 1994.


Notary Public

My commission expires: 7/16/98

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