

This instrument was prepared by  
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ATTORNEY AT LAW  
143 Main, P.O. Box 9119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Odis Chester Ellison and Brenda C. Ellison  
(Name)  
(Address) 277 Hwy. 89  
Montevallo, AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Three Thousand, Two Hundred and 00/100, (\$3,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged.

JAMES ENNIS LUCAS, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ODIS CHESTER ELLISON and wife, BRENDA C. ELLISON  
(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, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1995-01163

01/13/1995-01163  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 14.50

1995-01163

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I James Ennis Lucas have hereunto set my hand(s) and seal(s), this 16<sup>th</sup> day of November ~~Dec~~, 19 94.

WITNESS

\_\_\_\_\_  
(Seal) James E Lucas (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**

I, James Ennis Lucas, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES ENNIS LUCAS whose name is is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of November ~~Dec~~, A.D., 19 94 !  
S/95 \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ Notary Public

**EXHIBIT "A"**

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East; thence run North along the East line of said 1/4-1/4 section 325.51 feet to the point of beginning; thence continue along last described course 318.39 feet; thence turn 133 deg. 32 min. 57 sec. left and run 36.60 feet; thence turn 5 deg. 07 min. 20 sec. right and run 96.45 feet; thence turn 21 deg. 45 min. 01 sec. right and run 106.31 feet; thence turn 17 deg. 07 min. 26 sec. left and run 51.98 feet; thence turn 6 deg. 30 min. 05 sec. left and run 37.58 feet; thence turn 16 deg. 01 min. 05 sec. left and run 79.08 feet; thence turn 15 deg. 28 min. 53 sec. left and run 53.37 feet; thence turn 11 deg. 07 min. 13 sec. left and run 38.27 feet; thence turn 96 deg. 44 min. 04 sec. left and run 333.82 feet to the point of beginning; being situated in Shelby County, Alabama.

**GRANTOR ALSO HEREBY CONVEYS UNTO THE GRANTEEES HEREIN, AN EASEMENT APPURTENANT DESCRIBED AS FOLLOWS:**

From the SW corner of the real estate hereinabove described, as the point of beginning, run Westerly, in conjunction with the South line of the above described property for a distance of 30 feet; thence turn left and run Southwesterly along the property line of Grantor to a point which lies 30 feet North of the SE 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East (a portion of said easement way is designated by an existing gravel road); thence from said point, turn right and run in a Westerly direction upon a line which is 30 feet North of said 1/4-1/4 section line to a point which lies 30 feet West of the calculated corner of property owned by the Grantor, pursuant to survey of J. S. Pilkington & Associates, dated November 11, 1993; thence turn in a Southerly direction to the North right-of-way of County Road Number 89, all being located in Shelby County, Alabama. The purpose of this easement way is for ingress and egress to the Grantees within this Deed, and also for the purpose of running utilities for the benefit of Grantees to service said property.

**SUBJECT TO:**

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

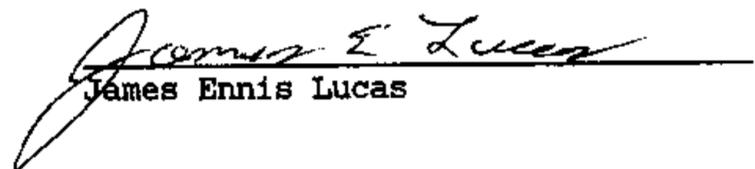
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 131 page 238 and Deed 195 page 54 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 153 page 546 in Probate Office.

Easement(s) to Water Works Board of the Town of Montevallo as shown by instrument recorded in Deed 177 page 317 in Probate Office.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Dated: Dec. 16 1994

  
James Ennis Lucas

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