

SEND TAX NOTICE TO:
Dr. and Mrs. C. Dale Elliott
2014 Cahaba Valley Road
Pelham, Alabama 35124

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Clyde Dale Elliott and wife, and Annetta Z. Arnold Elliott, (herein referred to as grantors), grant, bargain, sell, and convey unto Clyde Dale Elliott and wife, Annetta Z. Elliott (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 2, in Block 5, according to the Map and Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

The grantor herein, Annetta Z. Arnold Elliott, is one and the same person as Annetta Z. Arnold, one of the record title owners of the above-described property.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to AmSouth Bank, recorded as Instrument No. 1995-05472, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

Vincent, Hasty, Elliott & Tidmore, P.C.
Post Office Box 2784
Birmingham, Alabama 35202-2784

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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 we do, for ourselves and for our heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 1st day of August, 1995.

Clyde Dale Elliott
Clyde Dale Elliott

Annetta Z. Arnold Elliott
Annetta Z. Arnold Elliott

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clyde Dale Elliott and wife, Annetta Z. Arnold Elliott, 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 1st day of August, 1995.

Virginia T. Swin
Notary Public

This instrument was prepared by:
Ann Z. Elliott, Attorney
2090 Columbiana Road, Suite 4400
Birmingham, Alabama 35216

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