

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119
Montevallo, AL 35115-0091
205/665-5102
205/665-5076

Send Tax Notice to: Odin Chester Ellison and Brenda C. Ellison
(Name)
(Address) 123 Gardner Street
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 FORTY NINE THOUSAND THREE HUNDRED and 00/100----(\$49,300.00)-- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, NANCY H. HULSEY, an unmarried woman

(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 # 1995-23334

08/24/1995-23334
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 21.00

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 have hereunto set my hand(s) and seal(s), this 21st day of August, 19 95

WITNESS

(Seal)

Nancy H. Hulsey
NANCY H. HULSEY (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

} General Acknowledgment

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

hereby certify that NANCY H. HULSEY

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August A.D., 19 95

My Commission Expires: 9/97

[Signature]
Notary Public

Inst # 1995-23334

EXHIBIT "A"

Lot 11, according to the survey of Shaw Villas, Phase 2, as recorded in Map Book 14 Page 115 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Property taxes for 1995 and subsequent years.
2. Public easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 299 Page 688 and amended by Real 324 Page 269 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 333 Page 182 and Real 291 page 1 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 90 page 63 in Probate Office.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
7. Rights of others as to pedestrian access easements as shown by recorded plat.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON THE 21st DAY OF AUGUST 1995, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$39,590.00.

DATED: 8-21-95

Nancy H. Hulsey
NANCY H. HULSEY

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