

# WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

✓ Jane Czeskleba Ellison  
1040 Bloch Street  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to settle an inheritance, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Walter Daniel Czeskleba, an unmarried man, of 665 Main Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto John Robert Ellison and wife Jane Czeskleba Ellison of 1040 Bloch Street, Montevallo, AL 35115, for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , §35, Twp 21S, R3W, and run thence southerly along the E line of said  $\frac{1}{4}\frac{1}{4}$  1,720.6 feet; thence turn 93°38' right and run westerly 592.05 feet to a steel pin corner and the point of beginning of the property being described: Thence continue along last described course 539.95 feet to a steel pin corner on the E margin of Alabama Highway 119; thence turn 96°22'35" right and run northerly along said margin of said highway 125.74 feet to a concrete right of way monument; thence 36°48'27" to the right and run northeasterly 99.99 feet to a concrete monument on the S margin of Shelby County Highway 24; thence turn 46°54'16" right and run easterly along said S margin of said Highway 24, 458.44 feet to a steel pin corner; thence turn 90°10' right and run southerly 197.16 feet to the point of beginning. Containing  $\pm 2.35$  acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.

All according to a survey of Joseph E Conn, Jr, Alabama PLS #9049, done June 5, 1997.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

06/12/1997-18525  
11:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

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To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Walter Daniel Czeskleba, does for himself and for his administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators heirs, and successors 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, I, Walter Daniel Czeskleba, have set my hand and seal, this 10 June 1997.

Witness:

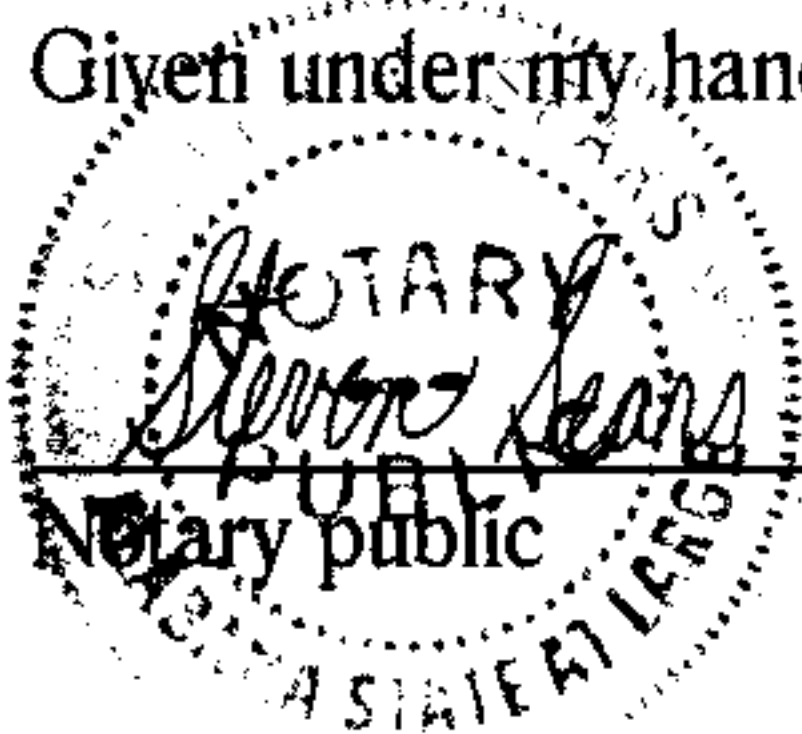
Steven Sears

Walt Czeskleba (Seal)  
Walt Czeskleba

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Walter Daniel Czeskleba, whose name is signed to the foregoing conveyance, and who is (made) 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 10 June 1997.



My Notarial Commission expires March 7, 1998

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