

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130(Name) Linda Knowles(Address) 3345 SOCK Rd  
Montevallo, AL 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051Form 1-1-27 Rev. 1-44 Joint Tenants with Right of Survivorship  
**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: . . .

That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Bessie Merle Rikard Elliott, a single woman,  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey untoLinda Knowles, and husband Lewis R. Knowles,  
(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

## PARCEL 1:

All of Lot 2 and fifteen feet in width off Southwest side of Lot 1 in Block N, according to the map and survey of Lyman's Addition to the Town of Montevallo, Alabama, as shown by map of said addition on record in the Office of the Judge of Probate, Shelby County, Alabama recorded in Map Book 3, Page 27.

## ALSO:

A lot or parcel of land in Block N, Lot #1, Lyman's Addition to Town of Montevallo, the point of beginning being on the Southerly side of Highland Avenue and Westerly seventy-eight (78) feet from the property line of intersection of Moody Street and Highland Avenue, and running seven (7) feet along the Southerly boundary line of Highland Avenue in a Westerly direction; thence perpendicular to Highland Avenue in a Southerly direction one hundred fifty (150) feet; thence in an Easterly direction and parallel with Highland Avenue seven (7) feet; thence in a Northerly direction and parallel with Moody Street one hundred fifty (150) feet to point of beginning on Highland Avenue. Said parcel being 78 feet from Westerly side of Moody Street to easterly line of said parcel of land.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

Lewis Denson Elliott, Jr., Charles L. Elliott and Bessie Merle Rickard Elliott, grantors and grantees in Deed Book 334, Page 639 constitute all the heirs at law of Lewis D. Elliott, deceased.

TO HAVE AND TO HOLD unto the said GRANTEEES 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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 30th day of June, 1997.

(Seal)

(Seal)

(Seal)

BESSIE MERLE RIKARD ELLIOTT  
by DENSON ELLIOTT (PA)

(Seal)

Bessie Merle Rikard Elliott

(Seal)

(Seal)

07/02/1997-20685  
11:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
110.50

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 Lewis Denson Elliott, Jr. as Attorney in Fact for Bessie Merle Rikard Elliott, 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 he executed the same voluntarily on the day the same bears date. in his capacity as such attorney in fact.

Given under my hand and official seal this 30th day of June, A. D., 1997.

My Commission Expires: 10/16/2000

Notary Public.