

This instrument was prepared by:
(Name) **STEWART & ASSOCIATES, P.C.**
(Address) **3800 Colonnade Parkway, Suite 650**
Birmingham, AL 35243

Send Tax Notice to:
(Name) **Jackie E. Elliott**
(Address) **2590 Royal Way**
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,
(\$226,250.00)
that in consideration of **TWO HUNDRED TWENTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100-----** DOLLARS
the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
HOLLY PRENTICE, an unmarried woman
herein referred to as grantors), do grant, bargain, sell and convey unto
JACKIE E. ELLIOTT AND JUDITH H. 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:

PARCEL A:

LOT 2, ACCORDING TO THE SURVEY OF ROYAL OAKS, 4TH SECTOR, UNIT 1, AS RECORDED IN MAP BOOK 9, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL B;

BEGIN AT THE SOUTHWEST CORNER OF LOT 2, ROYAL OAKS, 4TH SECTOR, UNIT 1, AS RECORDED IN MAP BOOK 9, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; RUN SOUTH ALONG WEST BOUNDARY OF SW 1/4 OF NW 1/4, SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST, A DISTANCE OF 241.62 FEET; THENCE TURN AN ANGLE OF 87 DEGREES 44 MINUTES 57 SECONDS TO THE LEFT AND RUN 160 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 79 DEGREES 30 MINUTES AND RUN A DISTANCE OF 313 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 2, ROYAL OAKS, 4TH SECTOR, UNIT 1; THENCE TURN AN ANGLE TO THE LEFT AND RUN SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT, TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD AFFECTING SAID PROPERTY, IF ANY.

HOLLY PRENTICE IS ONE AND THE SAME PERSON AND FORMERLY KNOWN AS HOLLY P. BALL.

\$200,000.00 OF THE PURCHASE PRICE HEREIN IS FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE, EXECUTED THE IS DATE AND TO BE RECORDED SIMULTANEOUSLY HERWITH.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, being the intention of the parties to this conveyance, that (unless the joint tenancy is terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the premises 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 1st day of August, 19 97.

WITNESS

(Seal)

Holly Prentice
HOLLY PRENTICE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON County } General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that HOLLY PRENTICE, AN UNMARRIED WOMAN, 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 1st day of August, 19 97.