

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property of the property

✓ Send Tax Notice To:
Thomas Ellison and
Peggy Ellison

This instrument was prepared by:
Lindsey J. Allison
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1998-36970
09/22/1998-36970
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RUTH MYERS, an unmarried woman** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **THOMAS ELLISON and WIFE, PEGGY ELLISON**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the Northwest Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the North Line of said Section 25, 978.01' to a point, thence 135 Degrees 00 Minutes 26 Seconds right and run Southwesterly 100.08' to a point, thence 135 Degrees 00 Minutes 26 Seconds left and run Easterly 75.0' to the Point of Beginning of the Property being described, thence continue along last described course 127.58" to a point, thence 121 Degrees 45 Minutes right and run Southwesterly 193.27' to a Point of the Water Line of Reed Creek Slough, thence 8 Degrees 42 Minutes 54 Seconds right and run Southwesterly a Chord distance of 72.44' to a point on the Water Line of same Reed Creek Slough, thence 145 Degrees 02 Minutes 06 Seconds Right and run Northerly 220.47' to the Point of Beginning.

Subject to:

All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR

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 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.

And I do for myself and for my 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 I will and my 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 17 day of Sept, 1998.

Ruth Myers
Ruth Myers

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ruth Myers, who's 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 date the same bears date.

Given under my hand and official seal, this the 17 day of Sept, 1998.

Mark Thayer
Notary Public
My commission expires: Sept. 3, 2000.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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