

SEND TAX NOTICE TO:

(Name) Jerry Cochran

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 833, Columbiana, AL 35051

Form 1-1-4 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Barry B. Ellison and wife, Kelli B. Ellison

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harvey J. Cochran and Sharon O. Cochran

(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 1:

Beginning at the southeast corner of the Northwest quarter of the Northwest quarter of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama and run thence North 00 degrees 00 minutes 07 seconds West along the east line of said quarter-quarter 788.94 feet to a steel pin; thence run South 52 degrees 13 minutes 00 seconds West 381.23 feet to a steel pin; thence run South 16 degrees 03 minutes 20 seconds East 125.02 feet to a steel pin; thence run South 00 degrees 39 minutes 28 seconds West 124.58 feet to a steel pin; thence run South 18 degrees 02 minutes 29 seconds West 112.41 feet to a steel pin on the northerly margin of Shelby County Highway No. 315; thence run South 51 degrees 09 minutes 22 seconds East along said highway margin 208.52 feet to a point; thence run South 59 degrees 24 minutes 04 seconds East along said margin of said highway 115.15 feet to a point; thence run South 73 degrees 23 minutes 08 seconds East 43.27 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated January 30, 1998.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

12/28/1998-51569
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 31.50

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 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.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 28th

day of December, 19 98

WITNESS:

(Seal)

Barry B. Ellison (Seal)
Barry B. Ellison

(Seal)

Kelli B. Ellison (Seal)
Kelli B. Ellison

STATE OF ALABAMA
Shelby

COUNTY

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

hereby certify that Barry B. Ellison and Kelli B. Ellison

whose name are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A.D. 19 98

Notary Public

Inst # 1998-51569