

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY CRANTORS.

SEND TAX NOTICE TO:

(Name) Mr. Thomas J. Ellison
4913 Cahaba Valley Trace
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 5/88
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

Inst # 1999-00894

01/07/1999-00894

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CUM 13.50

That in consideration of Five Hundred and no/100-----DOLLARS

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

Osmond Robinson and wife, Della Robinson; and
Thomas J. Ellison and wife, Peggy Ellison
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas J. Ellison and Peggy Ellison

(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:

Commence at the NE corner of Section 19, Township 21 South, Range 2 West; thence run South along said Section line a distance of 2251.21 feet; thence turn an angle of 88 degrees 30 minutes 35 seconds right and run a distance of 410.66 feet to the point of beginning; thence continue along last described course a distance of 83.67 feet; thence turn an angle of 89 degrees 04 minutes 42 seconds right and run a distance of 212.51 feet; thence turn an angle of 90 degrees 55 minutes 19 seconds right and run a distance of 85.38 feet; thence turn an angle of 89 degrees 32 minutes 19 seconds right and run a distance of 212.49 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #21784, dated December 4, 1998.

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

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 18

day of December, 19 98

NOTARIES:

Osmond Robinson (Seal)
Osmond Robinson

Thomas J. Ellison (Seal)
Thomas J. Ellison

Della Robinson (Seal)
Della Robinson
STATE OF ALABAMA

Peggy Ellison (Seal)
Peggy Ellison

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Osmond Robinson and wife, Della Robinson whose name s 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 18 day of December, A. D. 19 98.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGEMENT.

Myrtha Z. Wilber
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Thomas J. Ellison and wife, Peggy Ellison, whose names 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 17 day of December, 1998.

Maisha J. Wilbur
Notary Public

My commission expires:

10-6-2000

Inst # 1999-00894

01/07/1999-00894
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.50