

SEND TAX NOTICE TO:

Frank C. Ellis, Jr. and Diane Bentley Ellis

105 Ellis Farm Road

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Christine M. Ellis**, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto **Frank C. Ellis, Jr. and wife, Diane Bentley Ellis** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A 60 ft. wide perpetual and permanent easement and right of way for ingress and egress and the installation of utilities over, along and through that part of the NE  $\frac{1}{4}$  of Section 25 Township 21 Range 1 West lying South of Shelby County Highway No. 28, which said easement and right of way shall be 30 ft. on either side of the centerline of the existing dirt road which intersects the South right of way line of Shelby County Highway No. 28 and runs thence in a Southerly direction to the North boundary of the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 25 Township 21 Range 1 West.

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, I, or each of us, have hereunto set my or our hands and seals, this 1st day of May, 1998.

Christine M. Ellis (SEAL)  
Christine M. Ellis

STATE OF ALABAMA  
SHELBY COUNTY

Inst # 1999-31066

07/26/1999-31066  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.00