

VALUE: _____

SEND TAX NOTICE TO:

Frank C. Ellis, Jr. and Diane Ellis

P. O. Box 587

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1999-35646

08/25/1999-35646
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
220.50
002 HWS

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Nine Thousand One Hundred Ninety-five and 61/100 DOLLARS (\$209,195.61) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we **City of Columbiana, Alabama** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Frank C. Ellis, Jr. and wife, Diane 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:

PARCEL I

Begin at the NW corner of Lot 8A of "A Resurvey of Lots 1 Thru 10 of First Addition to Triple Springs Subdivision", as recorded in Map Book 7, Page 39 in the office of the Judge of Probate in Shelby County, Alabama; thence North 88 degrees 38 minutes 04 seconds West a distance of 368.62 feet, thence North 1 degree 20 minutes 26 seconds West a distance of 876.86 feet, thence South 88 degrees 35 minutes 27 seconds West a distance of 543.19 feet to a point on the easterly R.O.W. line of Washington Street, thence North 11 degrees 38 minutes 48 seconds West along said R.O.W. line a distance of 60.77 feet, thence, leaving said R.O.W. line, North 88 degrees 42 minutes 23 seconds East a distance of 231.59 feet, thence North 1 degree 22 minutes 40 seconds West a distance of 476.16 feet to a point on the southerly R.O.W. line of Briarwood; thence North 88 degrees 0 minutes 27 seconds East along said R.O.W. line a distance of 23.27 feet, thence North 1 degree 13 minutes 46 seconds West a distance of 226.93 feet, thence North 88 degrees 41 minutes 59 seconds East a distance of 1722.03 feet, thence South 0 degrees 32 minutes 0 seconds a distance of 675.91 feet to the beginning of a curve to the left having a radius of 193.24 feet, a central angle of 35 degrees 11 minutes 01 seconds and subtended by a chord which bears South 63 degrees 31 minutes 04 seconds West and a chord distance of 116.81 feet, thence along the arc of said curve a distance of 118.66 feet, thence South 45 degrees 55 minutes 33 seconds West a distance of 457.80 feet to the beginning of a curve to the left having a radius of 220.00 feet, a central angle of 14 degrees 57 minutes 16 seconds and subtended by a chord which bears South 33 degrees 26 minutes 56 seconds West a distance of 57.26 feet, thence along the arc of said curve a distance of 57.42 feet, thence South 51 degrees 28 minutes 06 seconds East a distance of 232.68 feet, thence South 41 degrees 42 minutes 53 seconds West a distance of 127.23 feet, thence South 13 degrees 05 minutes 34 seconds East a distance of 375.71 feet, thence North 88 degrees 38 minutes 04 seconds West a distance of 735.63 feet to the POINT OF BEGINNING.

It is intended also to convey to Grantees herein all property owned by Grantor which was purchased by deed from Richard H. McDow and wife, Beverly U. McDow, and Patricia McDow O'Quinn dated July 27, 1989 and recorded in Real Book 248, page 252 in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.

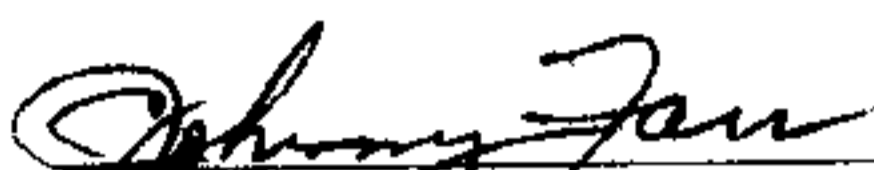
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in 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 25th day of August, 1999.

ATTEST:

CITY OF COLUMBIANA, ALABAMA

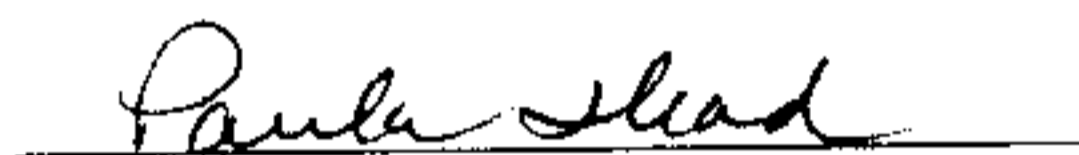

Johnny Farr, Mayor Pro Tem

By:  (SEAL)
Lewis B. Walker, Mayor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis B. Walker, whose name as Mayor of the City of Columbiana, Alabama, a municipal corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 25th day of August, 1999.


Notary Public

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