

## SHELBY COUNTY ABSTRACT &amp; TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Anthony Ellison

(Address)

Inst # 1999-40049

This instrument was prepared by:

MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

09/24/1999-40049

Form 1-1-5 Rev. 4/99

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS

9.00

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,

Debra Ellen Cox Ellison, a married woman  
herein referred to as grantors) do grant, bargain, sell and convey unto

Anthony Ellison and Debra Ellen Cox 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:

## One-Third Interest ONLY:

The W 1/2 of the NE 1/4 of the SE 1/4 and the W 1/2 of the SE 1/4 of the NE 1/4 of Section 15, Township 21, Range 1 West.  
ALSO: Begin at the SE corner of the W 1/2 of the NE 1/4 of the SE 1/4 of said Section 15, Township 21, Range 1 West; thence run East along the South line of said 1/4-1/4 Section for a distance of 105 feet; thence turn North and run parallel with the West line of said 1/4-1/4 Section a distance of 420 feet; thence turn West and run parallel with the South line of said 1/4-1/4 Section a distance of 105 feet; thence turn South and run parallel with the West line of said 1/4-1/4 Section 420 feet to the point of beginning. All in Section 15, Township 21, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT: A part of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West, in Shelby County, Alabama, said parcel being more particularly described as follows: To find the point of beginning start at the Northwest corner of the SE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 1 West; thence turn North 86 degrees 15 minutes East and along the North boundary of the SE 1/4 of the NE 1/4 for a distance of 90.73 feet to the point of beginning; thence continue in an Easterly direction and along the same bearing for a distance of 878.54 feet to a point; thence with a deflection angle of 91 degrees 35 minutes 48 seconds right, run in a Southerly direction for a distance of 449.11 feet to a point; thence with a deflection angle of 86 degrees 32 minutes 28 seconds right, run in a Westerly direction for a distance of 487.47 feet to a point; thence with a deflection angle of 93 degrees 43 minutes 06 seconds right, run in a Northerly direction for a distance of 80.02 feet to a point; thence with a deflection angle of 4 degrees 24 minutes 49 seconds left, continue in a Northerly direction for a distance of 165.67 feet to a point; thence with a deflection angle of 18 degrees 21 minutes 53 seconds left, run in a Northwesterly direction for a distance of 230.48 feet to the point of beginning, forming an interior angle of closure of 72 degrees 53 minutes 40 seconds.

Subject to Life Estate of W. L. Cox and Mary Ellen Cox

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 in 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 the 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 have hereunto set my hand(s) and seal(s), this 24

day of September, 1999

WITNESS:

(Seal)

Debra Ellen Cox Ellison

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, Debra Ellen Cox Ellison, a Notary Public in and for said County, in said State,

hereby certify that whose 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 day the same bears date.

24

September

A. D. 19 99

Given under my hand and official seal this

day of

Matthew J. Wilder

Notary Public