

John R. Holliman  
2491 Pelham Parkway  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

Sales price: \$175,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, E. Wayne McCain, married, not homestead, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Ronald L. Ellis and Darlene M. Ellis, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Ronald L. Ellis

87 Ardure Road  
Pelham, AL 35124

\$160,000.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

06/06/2000-18686  
10:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 196 29.50

Inst • 2000-18686

right of reversion.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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 has hereunto set my hand and seal on this the 18<sup>th</sup> day of MAY, 2000.

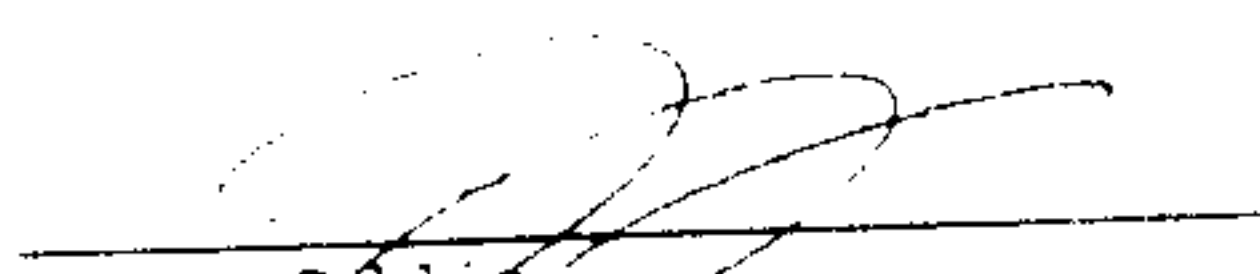
  
E. Wayne McCain

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that E. Wayne McCain, married, not homestead, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of MAY, 2000.

  
Notary Public

My Commission Expires:

8/2/04

A parcel of land situated in the NW ¼ of Section 30, Township 20 South, Range 2 West and being more particularly described as follows:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West; thence South 0°10'19" East a distance of 1309.75 feet; thence North 89°59'24" East a distance of 119.13 feet to the point of beginning; thence continue along the last described course a distance of 119.12 feet; thence South 0°10'20" West a distance of 360.59 feet to a point on the Northerly right of way of Pardue Road (60' ROW); thence South 87°32'49" West along said right of way a distance of 119.22 feet; thence North 0°10'12" West and leaving said right of way a distance of 365.67 feet to the point of beginning.

situated in Shelby County, Alabama.

Inst # 2000-18686

06/06/2000-18686  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NMS 28.50