

SEND TAX NOTICE TO:

(Name) Charles E. Elliott & Frances A. Elliott
(Address) 88 Elliott Lane
Vincent, Alabama 35178

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) & other good and valuable consideration DOLLARS

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

Willie Gene Abercrombie and husband, Eugene Abercrombie
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles E. Elliott and wife, Frances A. Elliott
(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 acre of land in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19, Range 2 East, described as beginning at the point of intersection of the old Pell City - Vincent Highway and Sterrett Road, said Sterrett Road being now County Highway No. 60; run thence Northeasterly along the West side of old Pell City Highway 210 feet; thence run in a Northwesterly direction parallel to said highway 210 feet to a point; thence run in a Southwesterly direction 210 feet to a point on County Highway No. 60; thence run along the North right-of-way line of said County Highway 210 feet to the point of beginning.

Said property being the same one-acre tract as described in the deed to Willie Gene Abercrombie and Eugene Abercrombie, dated February 25, 1975 as recorded in the Probate Office of Shelby County, Alabama in Deed Book 295, page 487.

04/09/2001-13300
11:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 11.50

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 9th day of April, 2001.

WITNESS:

(Seal) Willie Gene Abercrombie (Seal)
(Willie Gene Abercrombie)

(Seal) Eugene Abercrombie (Seal)
(Eugene Abercrombie)

(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Willie Gene Abercrombie and husband, Eugene Abercrombie 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 9th day of April, 2001 A. D., 19xx

Laurie Brasher
Notary Public.

Inst # 2001-13300