

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This form provided by

**SHELBY COUNTY ABSTRACT & 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) P.O. Box 62

Shelby, AL 35112

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051



20020718000335240 Pg 1/1 13.00  
Shelby Cnty Judge of Probate, AL  
07/18/2002 10:57:00 FILED/CERTIFIED

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,**

That in consideration of Two Thousand Two Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Dale Dixon and wife, Tracy Dixon

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Anthony Ellison and Debra 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:

Commence at the SW corner of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 23 minutes 23 seconds West along the WEST line of said section a distance of 210.06 feet; thence South 88 degrees 22 minutes 37 seconds east a distance of 67.96 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 228.27 feet; thence North 68 degrees 53 minutes 31 seconds West a distance of 254.56 feet; thence South 6 degrees 13 minutes 57 seconds East a distance of 85.72 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 18, 2002.

Subject to restrictions, easements and rights of way of record.

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 July day of 2002.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Dale Dixon (Seal)  
Dale Dixon  
Tracy Dixon (Seal)  
Tracy Dixon

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dale Dixon and Tracy Dixon whose name<sup>s</sup> 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 July A. D., 19 2002

Geryle Storey Moore  
Notary Public.