


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20040621000336060 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/21/2004 15:11:00 FILED/CERTIFIED

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Fifty-One Thousand Five Hundred (\$51,500.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Phillip Harrison Jones and wife, Deane Jones, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey unto Rodney Ellis and wife, Carie Ellis, hereinafter referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE SCHEDULE A attached hereto and made a part thereof.


Taxes for the year 2004 as not yet due and payable.


All of the purchase price is being paid by a mortgage recorded simultaneously.

TO HAVE AND TO HOLD to 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(we) am(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 against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand and seal on this the 18th day of June, 2004.

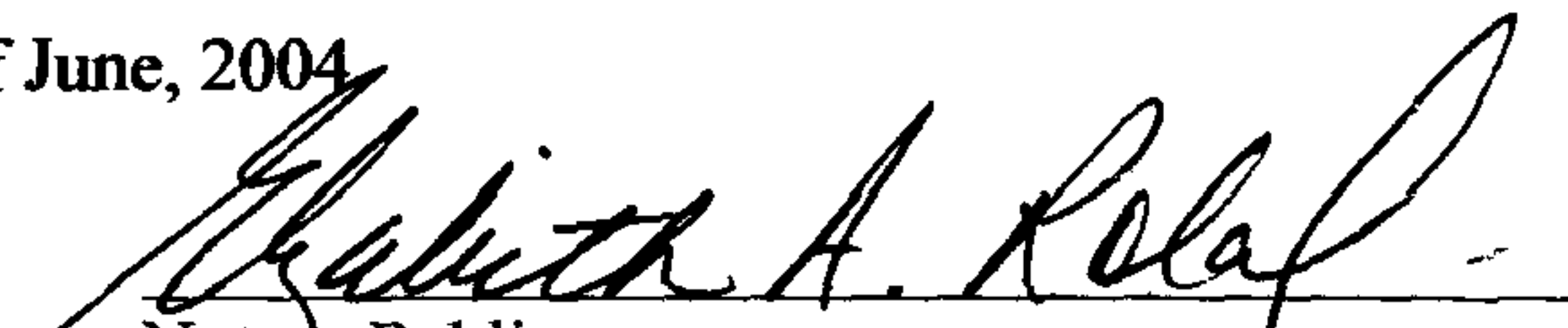
 (L.S.)
Phillip Harrison Jones

 (L.S.)
Deane Jones

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Phillip Harrison Jones and Deane Jones, husband and wife, whose names 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 the 18th day of June, 2004


Notary Public

Send tax notice to:
Rodney and Carie Ellis
406 Penhale Lane
Helena, AL 35080

SCHEDULE A

PARCEL ONE: A LOT IN THE SW 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH 75 DEGREES EAST 413.14 FEET; RUN THENCE NORTH 7 DEGREES 53 MINUTES EAST 124.37 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUE NORTH 7 DEGREES 53 MINUTES EAST 93 FEET; THENCE RUN NORTH 87 DEGREES 14 MINUTES EAST 81.77 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 96 FEET; THENCE RUN NORTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 94.44 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: A LOT IN THE SW 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH 75 DEGREES EAST 413.14 FEET; RUN THENCE NORTH 7 DEGREES 53 MINUTES EAST 217.37 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUED NORTH 7 DEGREES 53 MINUTES EAST 80 FEET; THENCE RUN NORTH 87 DEGREES 14 MINUTES EAST 70.32 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 80 FEET; THENCE RUN NORTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 81.77 FEET TO THE POINT OF BEGINNING.

PARCEL THREE: A STRIP OF LAND ON THE WEST LINE OF THE LOTS #1 AND #2 OF HUBERT DAVIS AND WIFE, WILDA DAVIS, SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW 1/4 OF SW 1/4, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN SOUTH 75 DEGREES 0 MINUTES EAST 413.4 FEET; THENCE TURN LEFT AND NORTH 7 DEGREES 53 MINUTES EAST 124.37 FEET TO THE SW CORNER OF LOT ONE, BEING THE POINT OF BEGINNING; THENCE CONTINUE IN SAME DIRECTION ALONG THE WEST LINE OF LOT ONE 93.0 FEET, AND CONTINUE IN SAME DIRECTION ALONG THE WEST LINE OF LOT TWO 80.0 FEET; THENCE TURN LEFT AND RUN WEST 24.12 FEET; THENCE TURN LEFT AND RUN SOUTH 0 DEGREES 09 MINUTES EAST TO THE SW CORNER OF LOT 1, THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR ACCESS ROADWAY, INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY, AS SET OUT IN INSTRUMENT 20030708000428210.

SITUATED IN SHELBY COUNTY, ALABAMA.