



20050727000375820 1/1 \$131.00
Shelby Cnty Judge of Probate, AL
07/27/2005 09:32:58AM FILED/CERT

WARRANTY DEED

State of Alabama
SHELBY County

SEND TAX NOTICE TO: CLIFTON B. ELLISON
920 GREYSTONE HIGHLANDS CIRCLE
BIRMINGHAM, ALABAMA 35242

Know all men by these presents:

That in consideration of **One Hundred Ninety Thousand and 00/100 (\$190,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES M. SULLIVAN and WIFE, PRISCILLA F. SULLIVAN
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:
CLIFTON B. ELLISON

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 24 IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.
\$70,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, **CLIFTON B. ELLISON** his, her or their heirs and assigns forever. 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 20th day of June, 2005.



JAMES M. SULLIVAN



PRISCILLA F. SULLIVAN

STATE OF ALABAMA

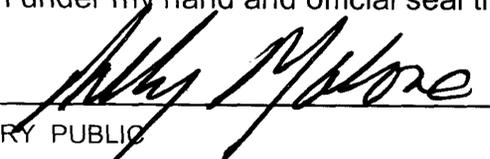
COUNTY SHELBY General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES M. SULLIVAN and WIFE, PRISCILLA F. SULLIVAN whose name(s) is/are signed to the foregoing conveyance, and who is/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 20th day of June, 2005.

Shelby County, AL 07/27/2005
State of Alabama

Deed Tax: \$120.00



NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/12/06

69451

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216