

THIS INSTRUMENT WAS PREPARED
WITHOUT BENEFIT OF A TITLE
SEARCH OR SURVEY BY:
Nick Y. Shimoda, LL.M
2543 Ross Clark Circle
P.O. Box 1765
Dothan, AL 36302-1765


20070621000292350 1/3 \$139.50
Shelby Cnty Judge of Probate, AL
06/21/2007 02:52:43PM FILED/CERT

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, the undersigned EUGENE GRADY and wife, CLARIECE B. GRADY, ("Grantor"), does by these presents grant, bargain, sell, and convey unto SYDNEY G. ELLIS and PATRICIA G. MILLING (collectively referred to as "Grantee"), as tenants in common, a remainder interest in that certain real property described below, and Grantor expressly reserves unto EUGENE GRADY a life estate in and to said property, and it is the Grantor's expressed intention to convey to Grantee only the remainder interest in said property situated in Shelby County, Alabama, more particularly described, to wit:

Legal Description Attached as Exhibit A

TO HAVE AND TO HOLD to the said Grantee, its successors or assigns, forever, subject to the reservation of the life estate of EUGENE GRADY, Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of June, 2007.


EUGENE GRADY, Grantor


CLARIECE GRADY, Grantor
B.

20070621000292350 2/3 \$139.50
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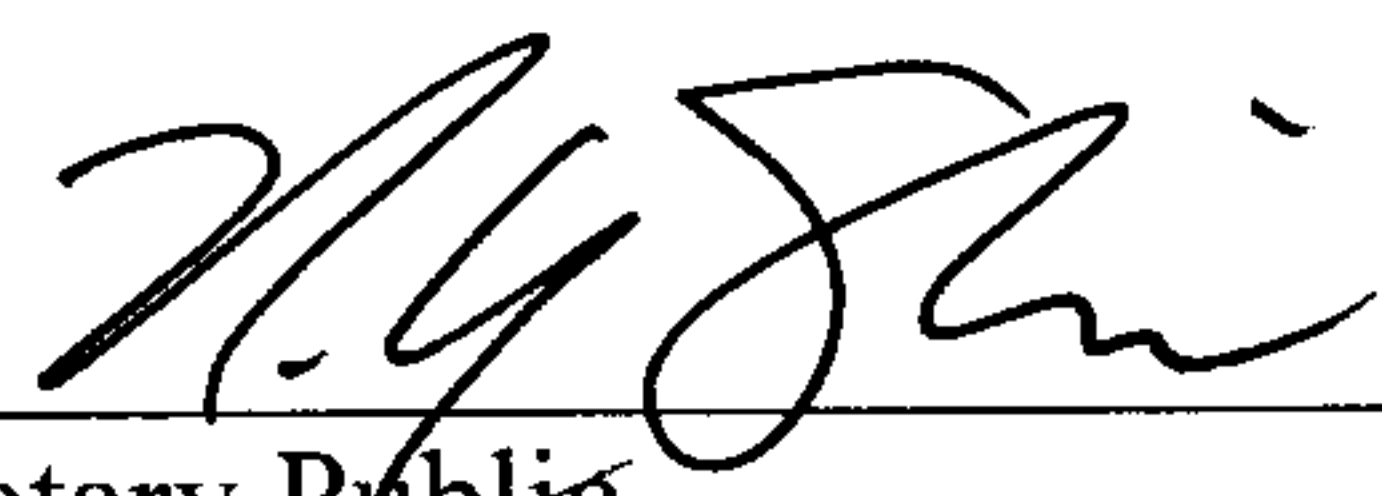
STATE OF ALABAMA

§
§ ss.
§

SHELBY COUNTY

I, the undersigned authority, a notary public in and for the State of Alabama at Large, hereby certify that EUGENE GRADY and wife, CLARIECE B. GRADY, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand on this the 12th day of June, 2007.



Notary Public
My Commission Expires: 6/14/08

Name and Address of Grantees:

Sydney G. Ellis
7004 Cross Bend Court
Montgomery, Alabama 36117

Patricia G. Milling
5604 Fairway Court
Hoover, Alabama 35244

EXHIBIT "A"


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LEGAL DESCRIPTION

Parcel One:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, and run thence North up the East line thereof to the center of Shelby County Highway No. 35, where it crosses the said East line for the point of beginning; thence Southwesterly 210 feet; thence Northwesterly 250 feet to the Hodges property road; on ridge; thence Northeasterly up said Hodges property road 210 feet; thence Southeasterly 250 feet to point of beginning, excepting highway right of way. Situated in the Town of Pelham, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Rights claimed under the pipeline easements granted to Plantation Pipe Line Co. as shown by deed recorded in Deed Book 112, Page 328, Deed Book 252, Page 803, in Probate Office; (3) Rights claimed by Alabama Co. under the following transmission line permits recorded in Deed Book 127, Page 378, and Deed Book 232, Page 725, in Probate Office; (4) Rights claimed by Shelby County under the public road right of way deed in Deed Book 231, Page 185, in Probate Office; (5) Subject to rights and easements in dirt road described in affidavit recorded in Misc. Book 6, Page 53, in Probate Office.

Grantees herein assume and agree to pay that certain mortgage from O. F. Parker, Jr., and wife, Retta C. Parker to Jefferson Federal Savings & Loan Association, dated March 26, 1971, and recorded in Mortgage Book 316, Page 641, in Probate Office.

Said property is contained in the same Tract in that certain Warranty Deed from Luther Garland Horton Jr. and wife, Elaine Brasher Horton to Eugene Grady and wife, Clariece B. Grady, dated the 18th day of April, 1977, and recorded in Deed Book 304, Page 832, Shelby County Public Records.

This conveyance is executed and delivered subject to all reservations or conveyances of oil, gas and other minerals located in, under or upon the property, and rights incidental thereto, and easements, rights-of-way, restrictive covenants, other restrictions, conditions, servitudes or encumbrances of record.

Shelby County, AL 06/21/2007
State of Alabama

Deed Tax: \$121.50