

20070831000413090 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/31/2007 03:24:53PM FILED/CERT

Shelby County, AL 08/31/2007
State of Alabama
Deed Tax: \$5.00

SEND TAX NOTICE TO:

Robert L. Thornburg / Shirley W. Thornburg

600 Fowler Lane

Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 Dollars (\$5,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Frank C. Ellis, Jr.** (herein referred to as grantor) do grant, bargain, sell, and convey unto **Robert L. Thornburg** and wife, **Shirley W. Thornburg** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, my undivided one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

One lot in the City of Columbiana, Shelby County, Alabama, upon which was formerly situated two store buildings, at one time occupied by the Jewel Box jewelry store and a taxi stand, described as follows: Beginning at a point on the East side, or margin of North Main Street, and at a point 148.17 feet, more or less, North of the point of intersection of the East margin of Main Street with the North margin of East College Street and marked by the SW corner of W. J. Horsley storehouse building, now the office of Wallace and Ellis, Lawyers, and being a point 2 feet North of the NW corner of the said buildings; run thence East along the South line of the said W. J. Horsley lot a distance of 60 feet; run thence South and parallel with the East line of Main Street a distance of 24 feet more or less to the North wall of the old Post Office Building, run thence west and parallel with the North line heretofore described and along the North wall of the old Post Office building a distance of 60 feet, more or less, to the East margin of Main Street; run thence North along the East margin of Main Street a distance of 24 feet, more or less, to the point of beginning and being known and designated as Lot Number 62-A as per W. J. Horsley's Map of the Town of Columbiana, Alabama.

Being same lands conveyed by Ila F. Gordon, a widow, to Janet Darcey Haynes by deed dated July 14, 1965, and filed on 20th July, 1965, and recorded in Deed Book 236, on page 577 in the Probate Office of Shelby County, Alabama; also being same lands conveyed by Janet Darcey Haynes to Ernest Falkner and wife, Sara Falkner; also being same lands conveyed by Ernest Falkner and wife, Sara Falkner to Wales W. Wallace, Jr. and Frank C. Ellis, Jr. by deed dated 3rd July 1969.

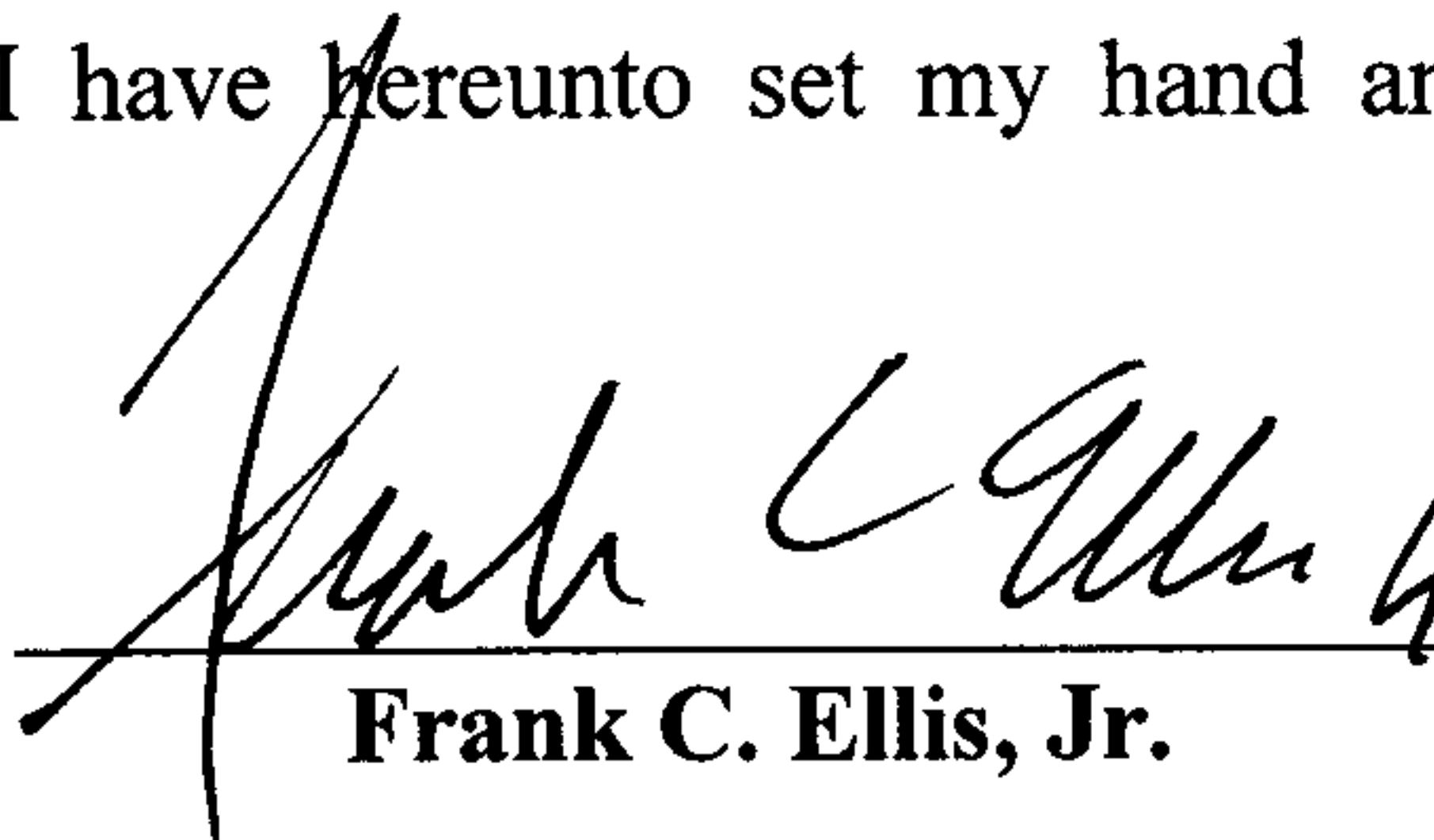
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

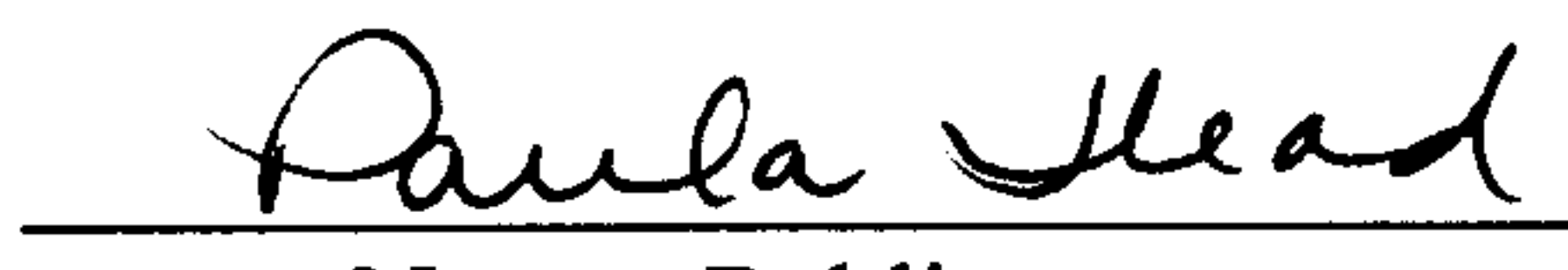
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of August, 2007.


 (SEAL)
Frank C. Ellis, Jr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2007.

 (SEAL)
Notary Public


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