

VALUE \$100,000.00


SEND TAX NOTICE TO:

Frank C. Ellis, Jr. / Diane B. Ellis

P. O. Box 587

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, Alabama 35051


20080116000021730 1/3 \$119.00
Shelby Cnty Judge of Probate, AL
01/16/2008 01:33:52PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we **Christine Moody Ellis, Leven Handy Ellis, II, Linda Ellis Blanton** and husband, **John Arnold Blanton** (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Frank C. Ellis, Jr.** and wife, **Diane B. Ellis** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

All of the NE 1/4 of Section 25, Township 21 South, Range 1 West, lying South of Ft. Williams public road, less 2 acres on the West side of the SW 1/4 of NE 1/4 known as the Vohees, Miller & Rupel property and except also the following portion thereof, viz: Begin at the NE corner of the Handy Ellis residence lot which is known as Wimpe lot and also as the Brazier lot, which said point of beginning is the NE corner of a culvert across a ditch running along the East line of said Ellis lot, and from said point of beginning run along the East line of said Ellis lot, South 12 deg. 25' East 525 feet; thence North 74 deg. 30' East 539.6 feet; thence along a wire fence North 5 deg. 50' East 331.6 feet, more or less, to the West line of the right of way of what is known as the Columbiana-Kingdom road; thence along the Western line of the right of way of said road by seven lines as follows: North 56 deg. 10' West 93.6 feet; North 70 deg. 10' West 77.7 feet; thence North 77 deg. 25' West 177.3 feet; thence North 87 deg. 25' West 54.3 feet; thence South 82 deg. 5' West 59.4 feet; thence South 74 deg. 35' West 91.3 feet; thence South 70 deg. 55' West 148.2 feet to the point of beginning, which said exception containing 6.67 acres. The land herein described situated in Shelby County, Alabama and contains 100 acres, more or less.

It is intended to describe and convey all property or interest therein owned in the NE 1/4 and NW 1/4, Section 25, Township 21 South, Range 1 West, whether correctly described herein or not.

LESS AND EXCEPT the hereinafter described Parcel One and Parcel Two:

Parcel One (Linda Ellis Blanton and husband, John Arnold Blanton Property): Commence at an iron pin found in place and locally accepted as the Southwest corner of the SW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West; thence run easterly along the South boundary line of said SW 1/4 of NE 1/4, a distance of 96.15 feet to an iron pin found in place and being the point of beginning of the parcel of land herein described; thence continue along said South boundary line a distance of 1130.76 feet to an iron set (#5 rebar); thence turn an angle of 90° to the left and run northerly a distance of 169.26 feet to an iron set (#5 rebar); thence turn an angle of 50° 29' 45" to the left and run northwesterly a distance of 819.16 feet to an iron set (#5 rebar); thence turn an angle of 71° 04' 33" to the right and run northeasterly a distance of 75.68 feet to the southwest corner of the Frank Ellis, Jr.

[DESCRIPTION CONTINUED ON FOLLOWING PAGE]

property; thence continue along the same line of direction and along the northwest boundary of the said Frank Ellis, Jr. property a distance of 88.52 feet to an iron set (#5 rebar); thence turn an angle of 94° 51' to the left and run northwesterly a distance of 78.51 feet to a point on the northwest boundary line of a 40' wide roadway easement; thence turn an angle of 90° to the left and run southwesterly along said northwest boundary line a distance of 259.30 feet to a point; thence turn an angle of 71° 36' 10" to the right and run westerly a distance of 398.40 feet to an iron found at the northeast corner of Lot 9, Arlington Street extension subdivision as recorded in Map Book 11, Page 65 in the Shelby County Probate Judge's Office; thence turn an angle of 86° 23' 21" to the left and run southerly along the east boundary line of said subdivision a distance of 309.80 feet to a point; thence turn an angle 0° 33' 00" to the right and continue along said subdivision boundary a distance of 287.58 feet to the point of beginning; said parcel of land is lying in the SW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West and contains 13.516 acres. ALSO, EXCEPT easement for ingress and egress heretofore conveyed to Grantors Linda Ellis Blanton and John Arnold Blanton for access to the above described property.

Parcel Two (Present Home of Christine Moody Ellis): House and land currently occupied by Christine Moody Ellis consisting of one (1) acre, the center of which is the center of the existing house.

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 said premises is 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, or each of us, have hereunto set my or our hands and seals, this 22 day of ~~May~~ June, 2004.

Christine Moody Ellis (SEAL)
Christine Moody Ellis


Leven Handy Ellis, II (SEAL)
Leven Handy Ellis, II

Linda Ellis Blanton (SEAL)
Linda Ellis Blanton

John Arnold Blanton (SEAL)
John Arnold Blanton

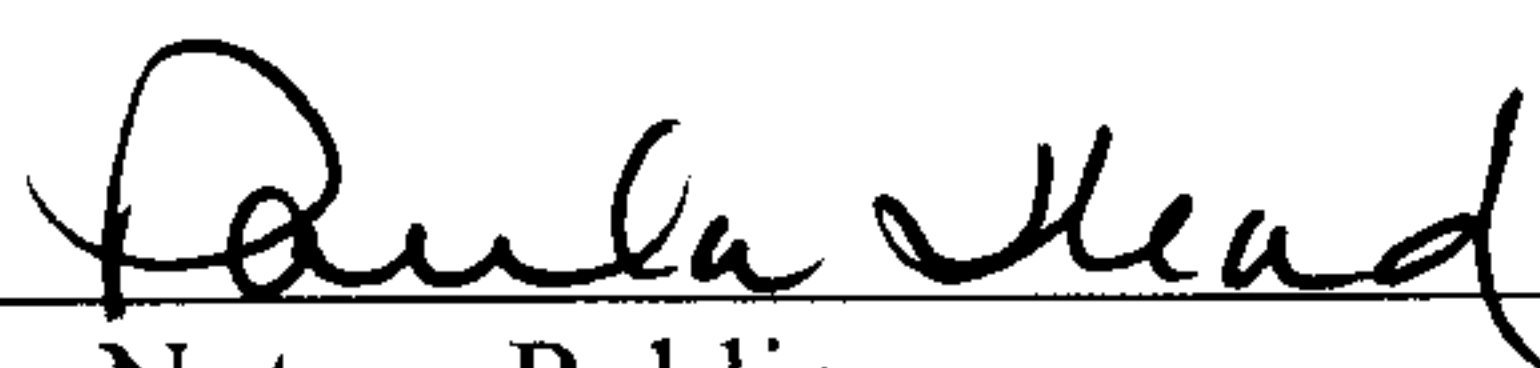
[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

STATE OF ALABAMA
SHELBY COUNTY


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Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christine Moody Ellis**, 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, she executed the same voluntarily on the day the same bears date.

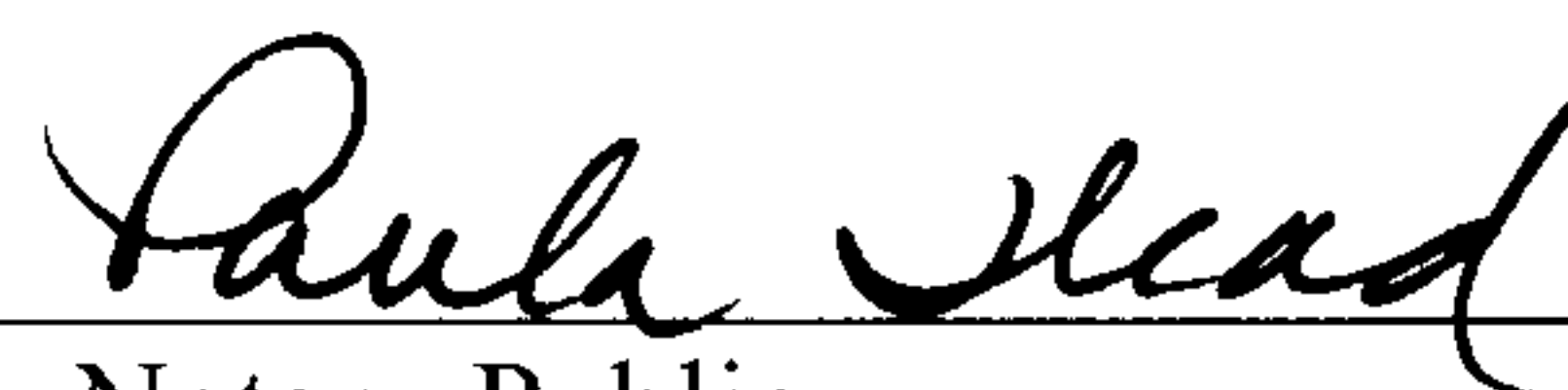
Given under my hand and official seal this 22 day of ^{June}~~May~~, 2004.

 (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leven Handy Ellis, II**, 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 21 day of May, 2004.

 (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Ellis Blanton** and husband, **John Arnold Blanton**, 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 22 day of ^{June}~~May~~, 2004.

 (SEAL)
Notary Public

Shelby County, AL 01/16/2008
State of Alabama

Deed Tax: \$100.00