

THIS INSTRUMENT WAS PREPARED BY:

Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:

Corley Ellis
P.O. Box 1177
Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY



20100322000082030 1/1 \$71.00
Shelby Cnty Judge of Probate, AL
03/22/2010 11:44:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand Dollars and no/100 DOLLARS (\$60,000.00), to the undersigned grantor, **The Estate of Eileen Marie Davis, deceased, Probate Case PR-2007-000144, in the Probate Office of Shelby County, Alabama**, in hand paid by **Frank Corley Ellis III and wife, Julie H. Ellis**, the receipt of which is hereby acknowledged, the said **Estate of Eileen Marie Davis, deceased, Probate Case PR-2007-000144, in the Probate Office of Shelby County, Alabama** does by these presents, grant, bargain, sell and convey unto the said **Frank Corley Ellis III and wife, Julie H. Ellis**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left run Northerly along said street for 331.81 feet to the point of beginning; thence continue along said street 193.09 feet to the intersection of the South right of way of East Sterrett Street, and said right of way line; thence 93 degrees 20 minutes 40 seconds right and run East along last said right of way 253.46 feet to a curve to the right on said right of way; thence run along said curve (radius = 1612.24 feet) 84.13 feet; thence 88 degrees 59 minutes 32 seconds right from tangent and run South 205.39 feet; thence 90 degrees 45 minutes 29 seconds right and run 319.52 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS 312945, dated May 15, 1990.

SUBJECT TO TAXES FOR 2010 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

TO HAVE AND TO HOLD, To the said Frank Corley Ellis III and wife Julie H. Ellis, his 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 said Dennis Michael Davis, as Personal Representative of the Estate of Eileen Marie Davis, deceased, Probate Case PR-2007-000144, in the Probate Office of Shelby County, Alabama, does for itself, its successors and assigns, covenant with said Frank Corley Ellis III and wife Julie H. Ellis, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Frank Corley Ellis III and wife Julie H. Ellis, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Estate of Eileen Marie Davis, deceased, Probate Case PR-2007-000144, in the Probate Office of Shelby County, Alabama, by its Personal Representative, Dennis Michael Davis, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of March, 2010.

Shelby County, AL 03/22/2010

State of Alabama

Deed Tax : \$60.00

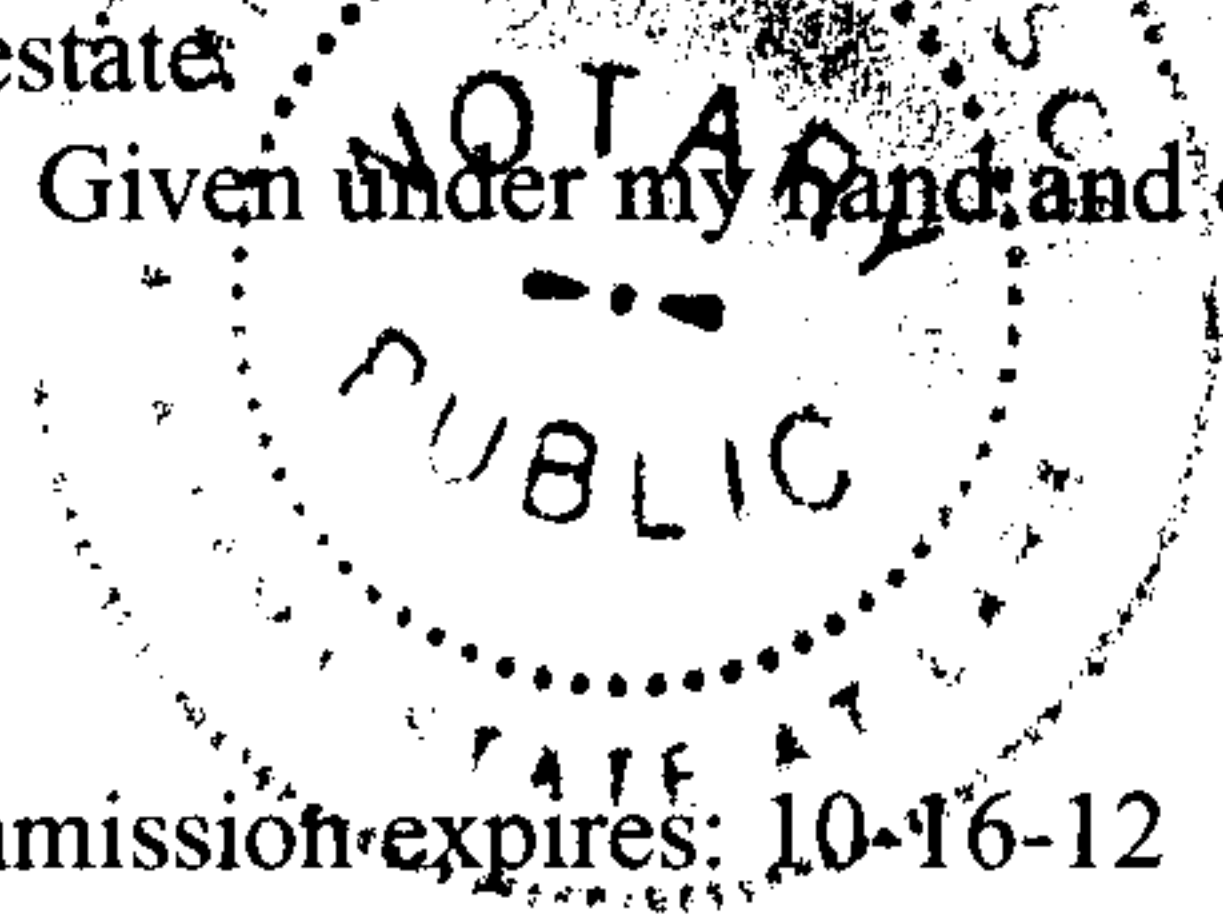
THE ESTATE OF EILEEN MARIE DAVIS, deceased,
Probate Case PR-2007-000144, in the Probate Office of
Shelby County, Alabama

By: Dennis Michael Davis, its Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Dennis Michael Davis, whose name as Personal Representative of the Estate of Eileen Marie Davis, deceased, Probate Case PR-2007-000144, in the Probate Office of Shelby County, Alabama, 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, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 12th day of March, 2010.



Notary Public

My commission expires: 10-16-12