

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. & Mrs. David Bass

107 Dogwood Dr.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND AND NO/00 DOLLARS (\$70,000.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank Corley Ellis, III, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **David Bass and Kathy I. Bass, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONL.

Subject to 2012 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

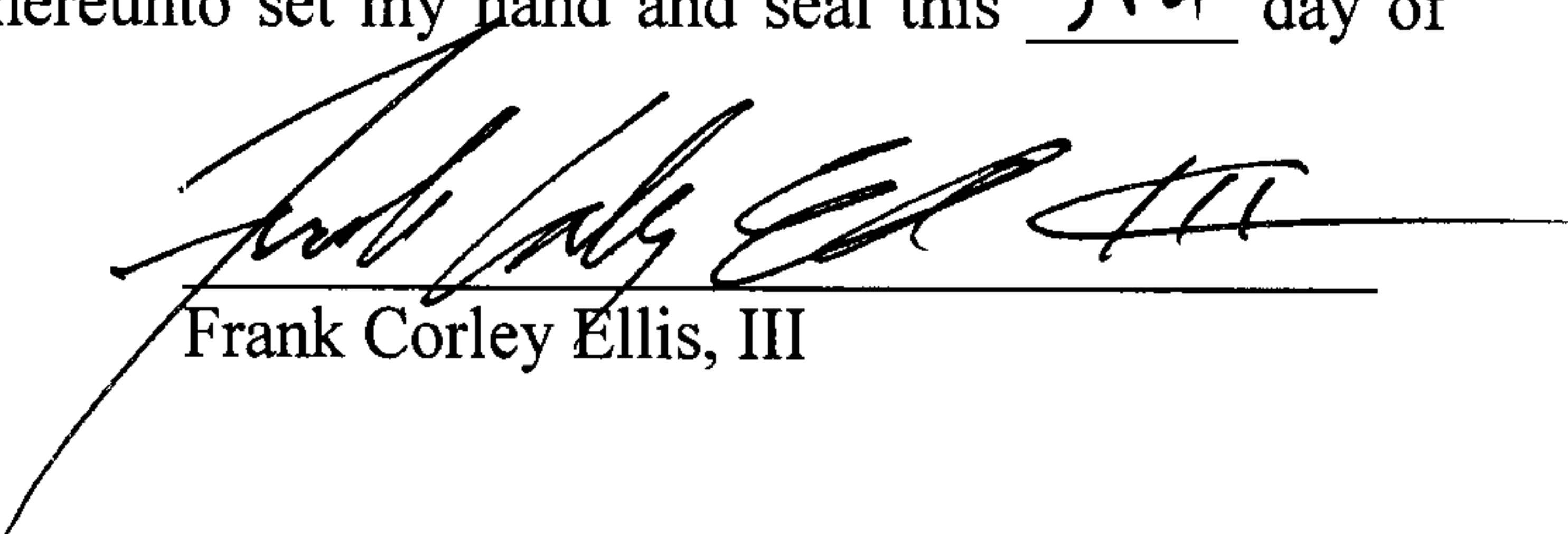
\$42,000.00 of the above recited purchase price is being paid by a mortgage being recorded simultaneously herewith.

\$18,000.00 of the above recited purchase price is being paid by a 2nd mortgage being recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October, 2011.


Frank Corley Ellis, III

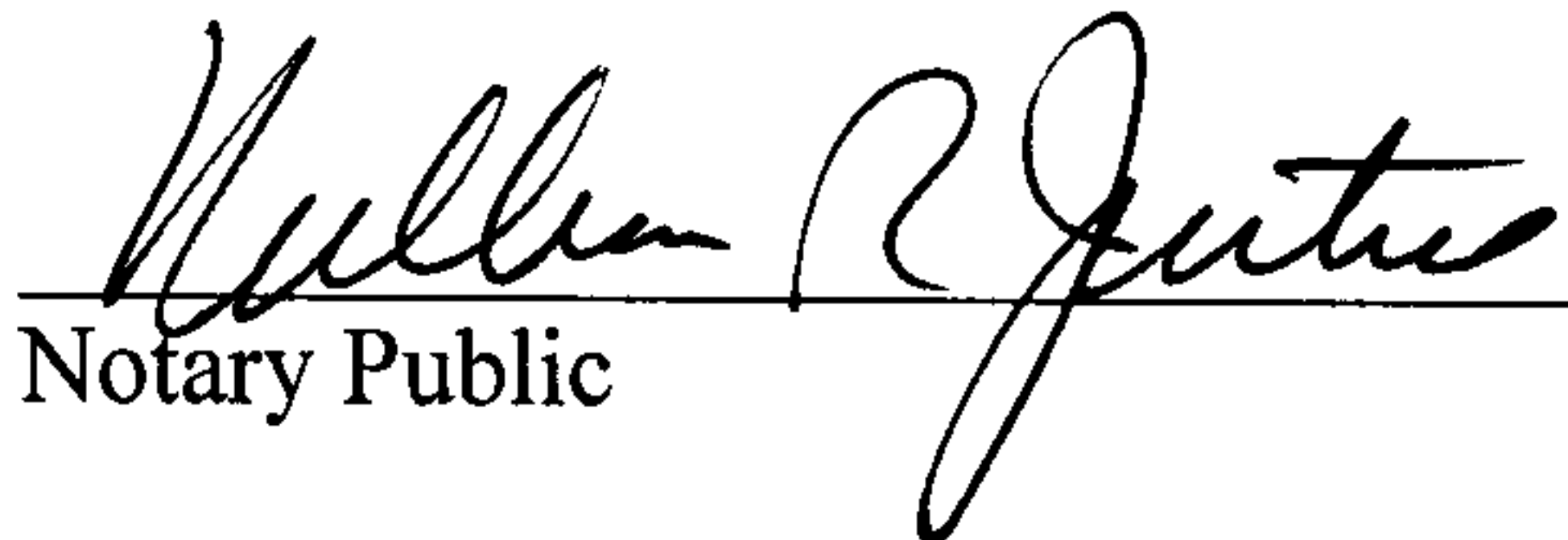
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Frank Corley Ellis, III, 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 3rd day of October, 2011.



My commission expires: 9/12/15


Notary Public

Shelby County, AL 10/04/2011
State of Alabama
Deed Tax: \$10.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, being the same land described in deed to Timothy Allen and Tracy E. Billingsley, recorded in Instrument #1997-49310, of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{2}$ -inch rebar, found at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 25; thence South 88 degrees 54 minutes 07 seconds West along the South line of said Sixteenth Section, a distance of 603.23 feet to a $\frac{1}{2}$ -inch rebar found on the East line of Triple Springs, 2nd Sector, as recorded in Map Book 6, at Page 155; thence along the East line of said subdivision the following courses and distances: North 11 degrees 53 minute 38 seconds East a distance of 12.61 feet to a $\frac{1}{2}$ -inch rebar found; North 50 degrees 15 minutes 22 seconds West a distance of 110.33 feet to a $\frac{1}{2}$ -inch rebar found; North 80 degrees 28 minutes 11 seconds West a distance of 19.99 feet to a $\frac{1}{2}$ -inch rebar set; North 00 degrees 55 minutes 48 seconds East a distance of 162.50 feet to a $\frac{1}{2}$ -inch rebar set on the South right of way of Dogwood Drive; thence 89 degrees 04 minutes 12 seconds East along said right of way a distance of 50.00 feet to a $\frac{1}{2}$ -inch rebar set; thence 89 degrees 04 minutes 12 seconds East a distance of 210.78 feet to a $\frac{1}{2}$ -inch rebar set on the Southeast corner of the Tim Billingsley 1 acre home lot; thence North 04 degrees 59 minutes 14 seconds East a distance of 204.88 feet to a $\frac{1}{2}$ -inch rebar set on the Northeast corner of the Tim Billingsley 1 acre home lot; thence South 88 degrees 46 minutes 23 seconds East a distance of 420.70 feet to a $\frac{1}{2}$ -inch rebar set on the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25; thence South 00 degrees 26 minutes 20 seconds East a distance of 427.98 feet to the point of beginning, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.