

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

Send Tax Notice to:
Mr. & Mrs. Arnold Blanton
115 East Stewart St.
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 **ONE HUNDRED FORTY TWO THOUSAND AND NO/00 DOLLARS (\$142,000.00) 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 and wife, Julie Harris Ellis**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Arnold Blanton and Beth Blanton**, (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 DESCRIPTION.

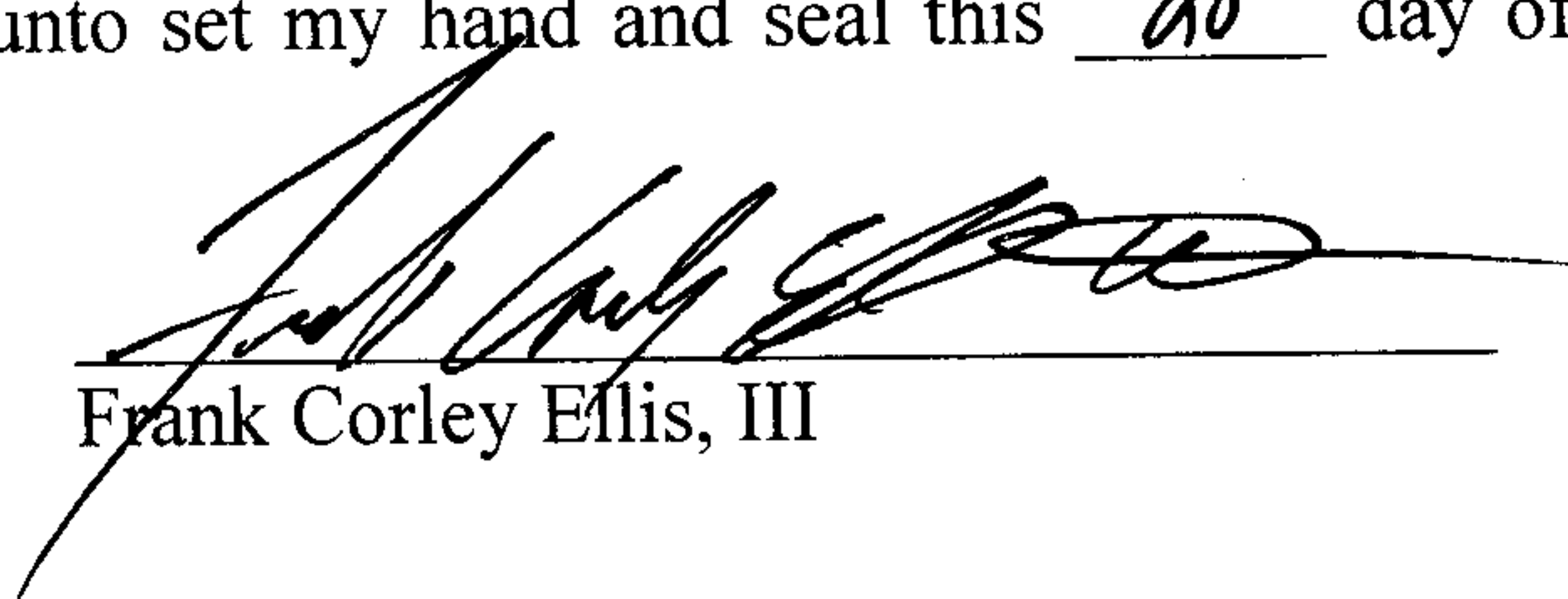
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

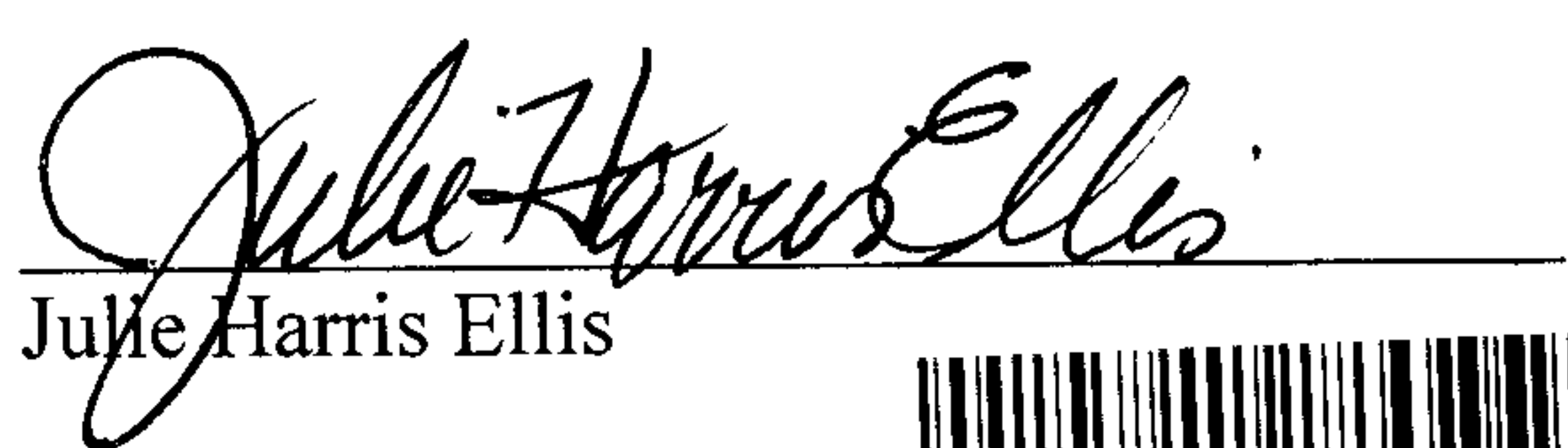
\$75,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 28th day of December, 2011.


Frank Corley Ellis, III

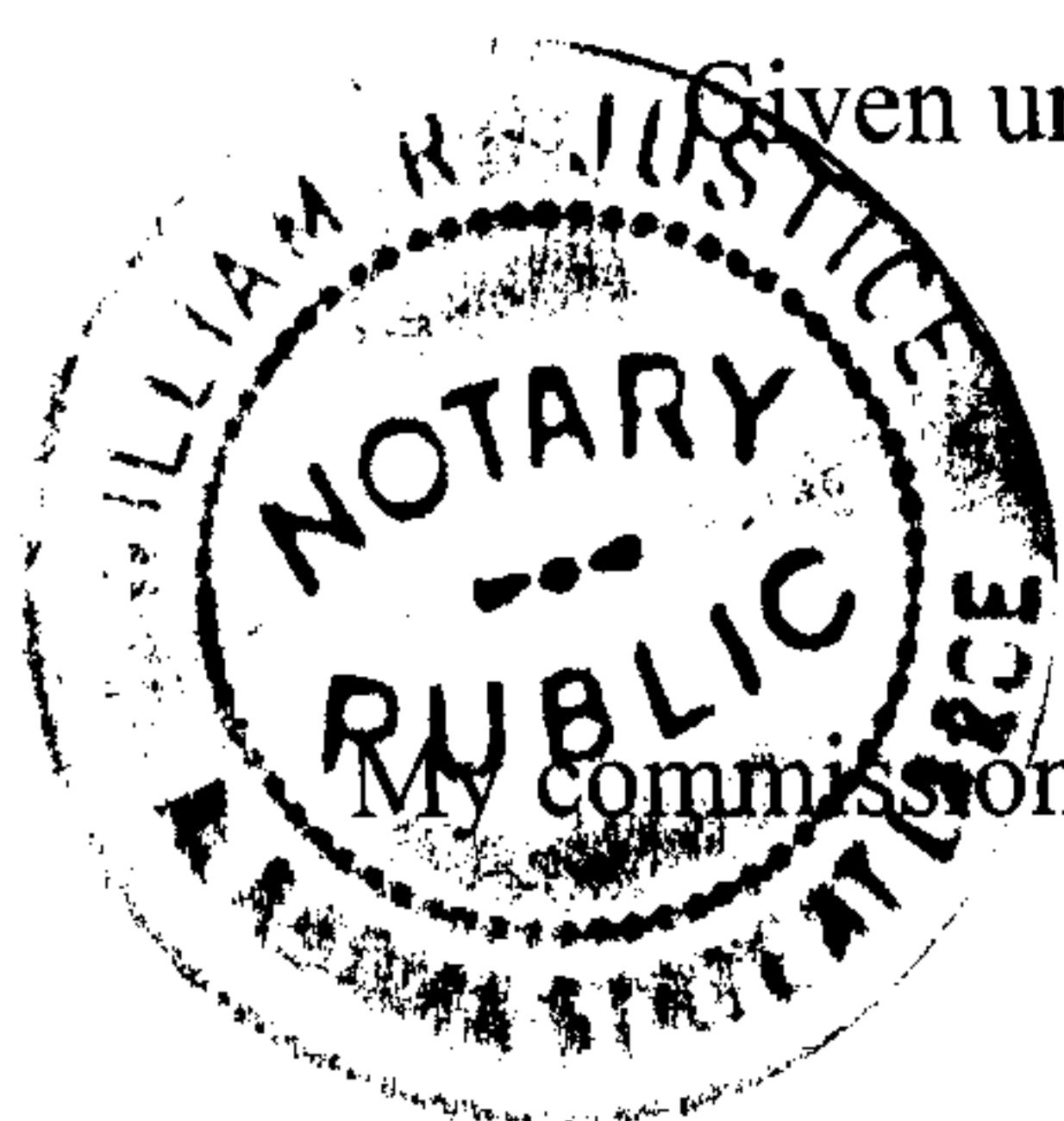

Julie Harris Ellis

STATE OF ALABAMA)
SHELBY COUNTY)

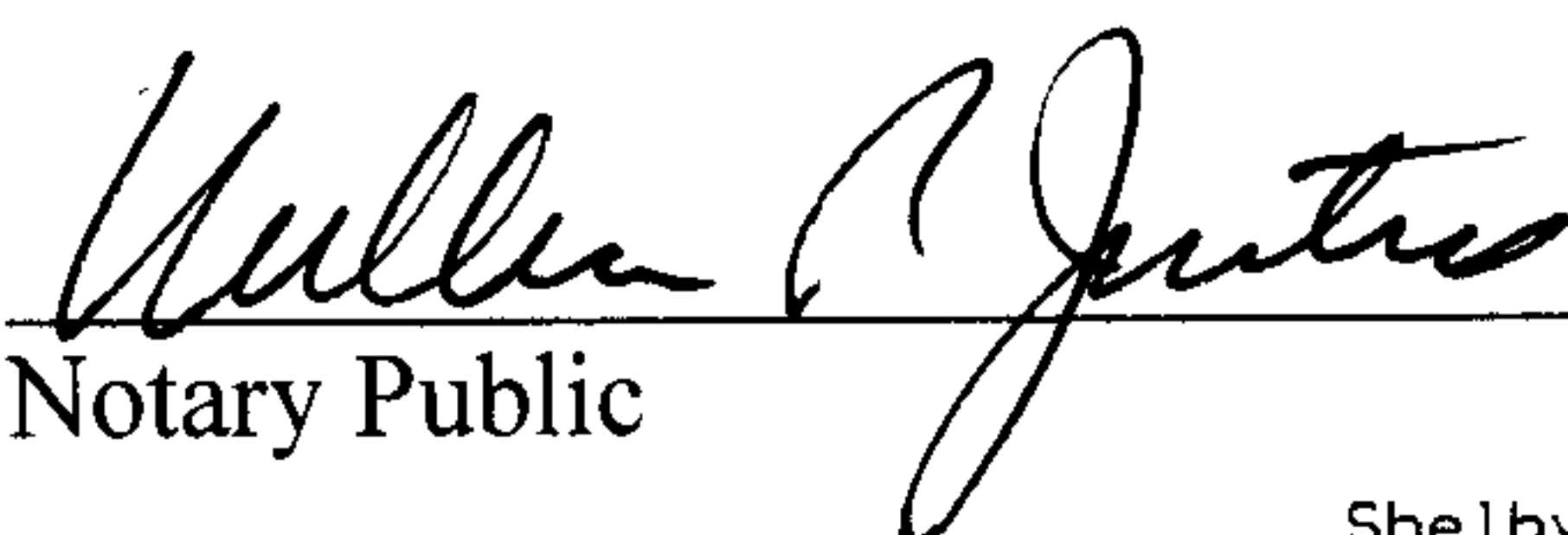

20111229000396600 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
12/29/2011 04:00:43 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Frank Corley Ellis, III and Julie Harris Ellis, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2011.



My commission expires: 9/12/15


Notary Public

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$67.00



20111229000396600 2/2 \$82.00
Shelby Cnty Judge of Probate, AL
12/29/2011 04:00:43 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, being more particularly described as follows: Commence at a point of intersection of the South boundary line of Sterrett Street and the West boundary of Thompson Street and run westerly along the back curb on the South boundary of Sterrett Street 110.00 feet to the point of beginning; thence continue along last described course and along the back curb 98.00 feet to the East line of the George Holcombe lot; thence left 93 degrees 09 minutes 02 seconds and run along East line 145.17 feet to the North line of the Barney Isbell property; thence left 86 degrees 26 minutes 40 seconds and run along said North line 76.29 feet; thence left 89 degrees 45 minutes 08 seconds and run 23.02 feet; thence right 88 degrees 35 minutes 30 seconds and run 20.00 feet; thence left 92 degrees 18 minutes 14 seconds and run 122.39 feet to the point of beginning; being situated in Shelby County, Alabama.

A triangular wedge of land along the West line of the lot belonging to William Gregory Glasby in the town of Columbiana, Alabama, situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the point of intersection of the South boundary line of Sterrett Street and the West boundary line of Thompson Street in the Town of Columbiana, Alabama and run thence westerly along the said South boundary line of said Sterrett Street a distance of 110.00 feet to the Northeast corner of the lot belonging to James H. and wife, Jo Anna Shiflett and point also being the Northwest corner of the lot belonging to the said William Gregory Glasby and the point of beginning of the property being described; thence turn a deflection angle of 93 degrees 03 minutes 26 seconds to the left and run southerly along the West line of the Glasby lot a distance of 122.38 feet to a point marking the Southwest corner of the same said Glasby lot; thence turn a deflection angle of 176 degrees 15 minutes 08 seconds to the left and run North Northeasterly a distance of 122.22 feet to a point on the same said South line of same said Sterrett Street; thence turn a deflection angle of 90 degrees 41 minutes 26 seconds to the left and run westerly along the same said South line of same said Sterrett Street a distance of 8.00 feet to the point of beginning; being situated in Shelby County, Alabama.