

20230301000055680
03/01/2023 09:45:46 AM
DEEDS 1/3

Recording Requested by: **Ron and Cindy Ellison**
When Recorded Mail To:
Name: **Ron and Cindy Ellison**
Mailing Address: 2155 21st Ave
City: Calera
State: AL
Zip Code: 35040

Above Space For Recorders Use

SOURCE OF TITLE: Bk 252/PG 954

WARRANTY DEED with Reservation of Life Estate

GRANTOR:

CYNTHIA C. ELLISON and RONALD EUGENE ELLISON, wife and husband respectively, 2155 21st Ave., Calera, AL 35040

GRANTEE:

CHRISTIE HUNER and JULIE GAY, as tenants in common;

For valuable consideration, Grantors hereby grant and convey to GRANTEES, their heirs and assigns, a remainder interest subject to a defeasance as set forth below, in and to:

Property Legal Description:

SEE EXHIBIT A, attached, for legal description, all said property lying in SHELBY COUNTY, ALABAMA

Date of Sale 2/14/23
Assessed value: \$ 264,440
Address: 2155 21st Ave., Calera, AL 35040

PROVIDED, however, that the Grantors **have reserved** the use and enjoyment of said property for the lives of the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the lives of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of their share of the property during the lives of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose their share of the property in any manner in the sole,

exclusive, and absolute direction of the Grantor, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantees Remaindermen. On the death of the Grantors, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns.

WITNESS Grantors' hands this 14th day of February, 2023;

Cynthia C. Ellison

CYNTHIA C. ELLISON

Grantor

R. E. Ellison

RONALD EUGENE ELLISON

Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA C. ELLISON and RONALD EUGENE ELLISON**, who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14 day of February, 2023.

My Commission Expires:

[Signature]
Notary Public

WILLIAM GRADY NOLAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025

Cahaba Title Inc – Warranty Deed

A part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, described as follows:

Commencing at the northeast corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3 and run south 83 deg. 20 min. west a distance of 176.70 feet; thence run south 27 deg. 10 min. east 1006.64 feet to the point of beginning; thence run south 64 deg. 40 min. west a distance of 210.0 feet; thence north 27 deg. 10 min. west a distance of 420 feet; thence north 64 deg. 40 min. east 210 feet; thence south 27 deg. 10 min. east 420 feet to the point of beginning.

Also an easement described as follows:

Commence at the northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, which said corner is marked by an angle iron driven in the ground, and run thence south 88 deg. 09 min. west along Freeman's Base Line, a distance of 176.70 feet to an iron pin driven in the ground on Freeman's Base Line; thence run south 25 deg. 20 min. East a distance 1006.64 feet to an iron pep driven in the ground; run thence South 68 deg. and 20 min. West a distance of 210.0 feet to the point of beginning; thence continue south 25 deg. 20 min. west a distance of 33.0 feet; thence turn an angle of 136 deg. 04 min. 23 sec. to the right and run a distance of 43.16 feet; thence turn an angle of 130 deg. 15 min. 37 sec. to the right and run a distance of 30.0 feet to the point of beginning; situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 09:45:46 AM
\$294.50 BRITTANI
20230301000055680

Allen S. Bayl