


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

Send Tax Notice to:  
**Frank C. Ellis, III, LLC**  
**P O Box 1177**  
**Columbiana, AL 35051**

**WARRANTY DEED**

  
20131220000487180 1/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
12/20/2013 01:28:13 PM FILED/CERT

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **Forty Thousand and No/00 Dollars (\$40,000.00)** 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, **Jeanie M. Johnson, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Frank C. Ellis, III, LLC, (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 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

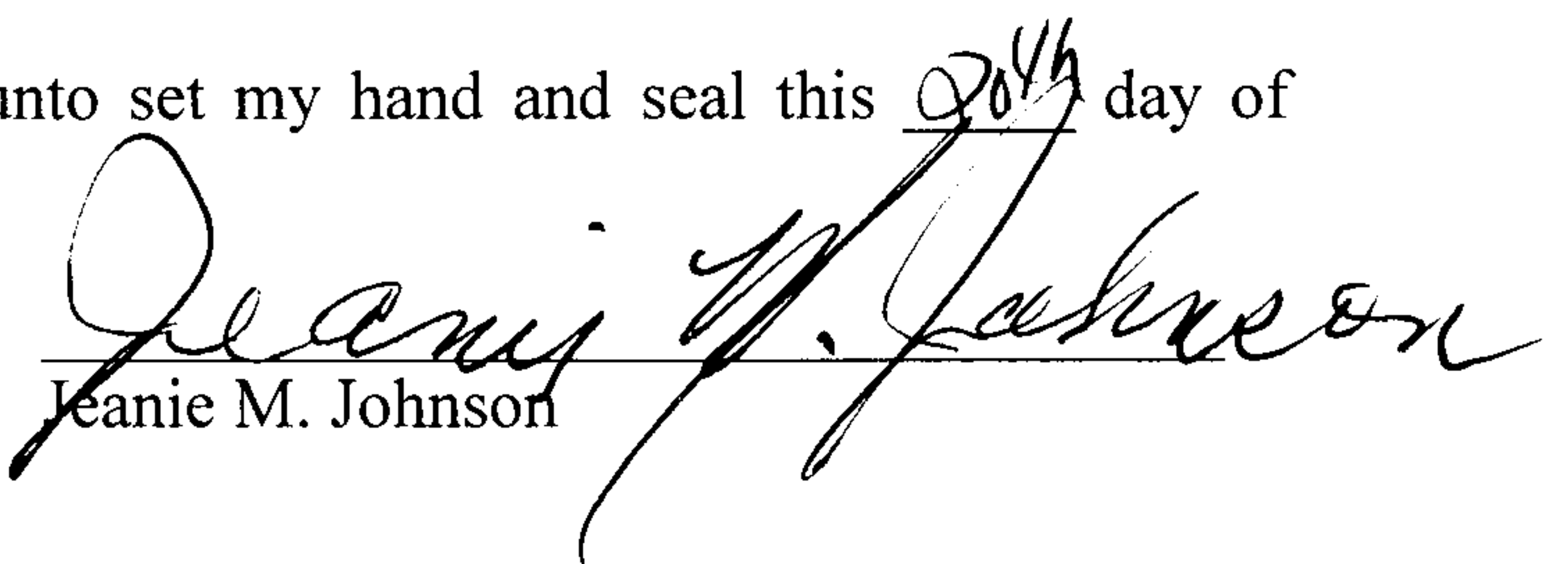
Jeanie M. Johnson is the surviving grantee in that certain deed recorded in Instrument No. 1997-04177, Probate Office, Shelby County, Alabama. The other grantee, Lewis W. Johnson, is deceased, having died May 19, 2005

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 20th day of December, 2013.

\_\_\_\_\_

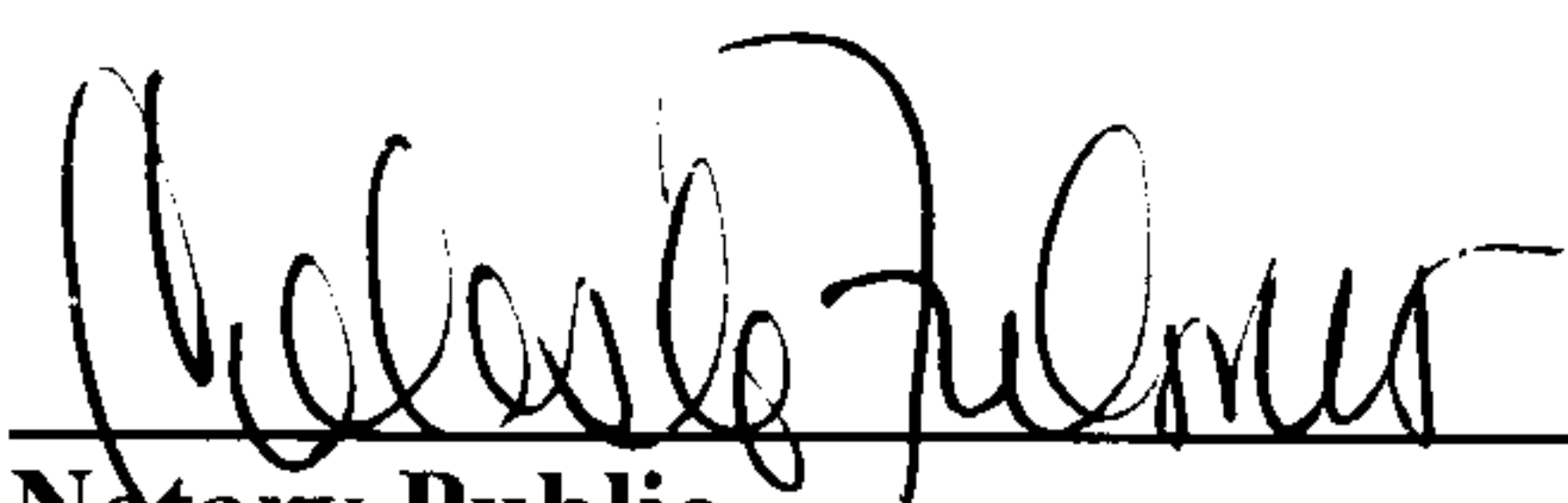
  
Jeanie M. Johnson

\_\_\_\_\_

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeanie M. Johnson, 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 20th day of December, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-9-16



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said 1/4-1/4 for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degrees 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said 1/4-1/4 for 1353.85 feet to a point, being the Southwest corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said 1/4-1/4 for 1105.62 feet to the point of beginning.

Said parcel is lying in the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument #1995-1728, said point being the NE corner of SW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress, egress, and utilities over and across the following described property:

A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the SW 1/4 of the SW 1/4 and over the East 14 feet of the North 217.00 feet of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.



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Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Jeanie M. Johnson

Grantee's Name: Frank C. Ellis, III, LLC

Mailing Address .237 Stillmeadow

Mailing Address: P O Box 1177

Columbiana, AL 35051

Columbiana, AL 35051

Property Address: \_\_\_\_\_

Wilsonville, AL 35186

Date of Sale 12-20-13

Total Purchase Price

\$ 40,000.00

or

Actual Value

\$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

  x   Other – Warranty Deed



201312200000487180 3/3 \$60.00  
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 12-20-13

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print \_\_\_\_\_

\_\_\_\_\_ Unattested

\_\_\_\_\_  
(Verified by)