



20131220000487830 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
12/20/2013 03:46:01 PM FILED/CERT

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

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and No/00 Dollars (\$50,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ross Bob Mullins, Jr., a married man and James Henry Mullins, a single man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Frank Corley Ellis, III, Kelly Ellis Davis and, Christy Ellis Brasher, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW ¼ of SE ¼ of Section 5, Township 21 South, Range 1 West, Shelby County, Alabama.

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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

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.

Ross Bob Mullins, Jr.

James Henry Mullins

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ross Bob Mullins, Jr. who 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 20th day of December, 2013.

Notary Public

My Commission Expires: 10-9-16

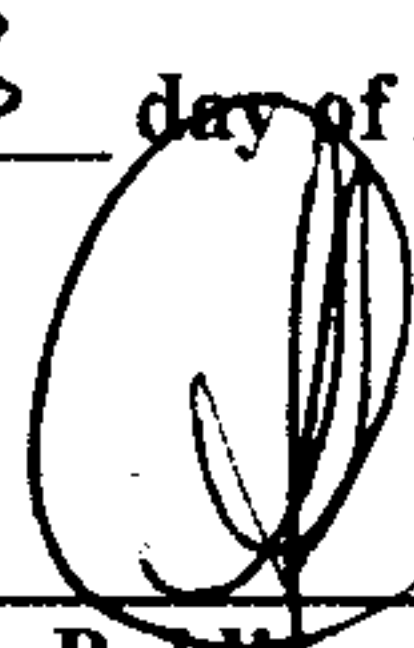
(Additional Notary Acknowledgment Attached)

Shelby County, AL 12/20/2013
State of Alabama
Deed Tax: \$50.00

STATE OF FLORIDA
COUNTY OF BREVARD

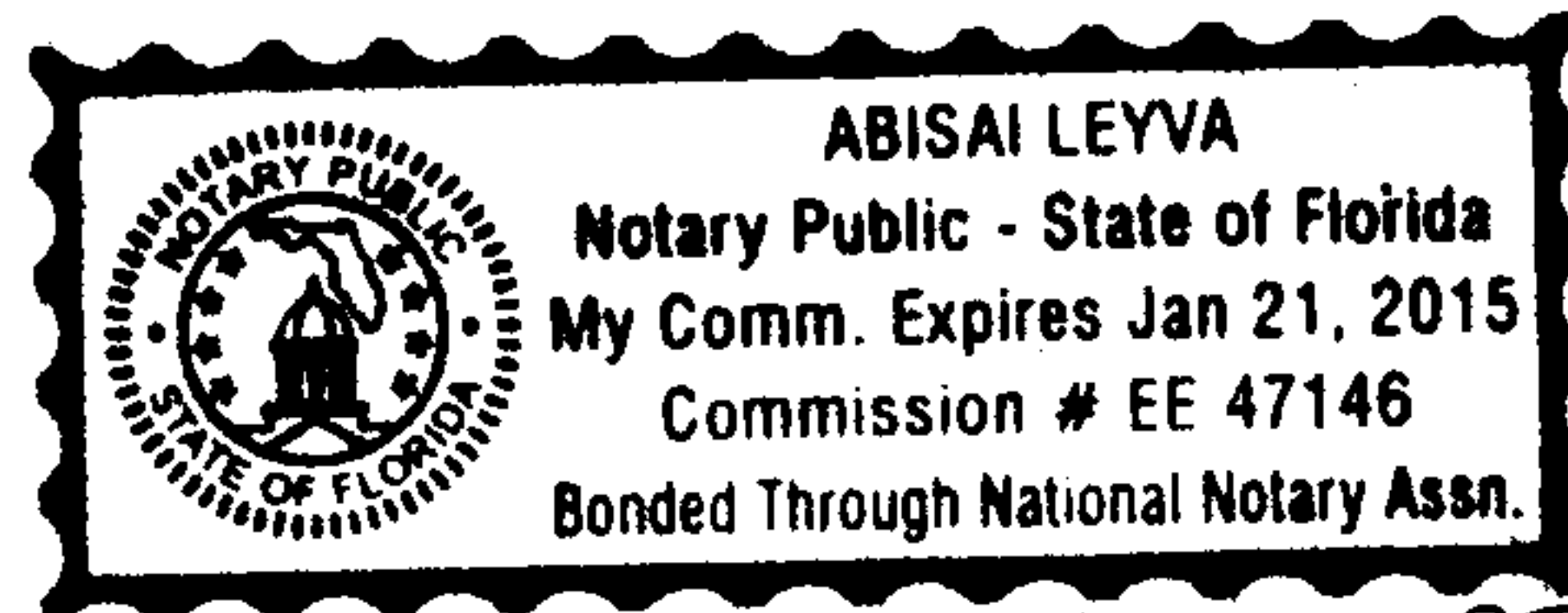
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Henry Mullins, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of December, 2013.



Notary Public

My Commission Expires: 2015



FL CL M452 UN8 48 3720
2015



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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 Ross Bob Mullins, Jr. & James Henry Mullins
 Mailing Address 112 Hillcrest Road
West Point, GA 31833

Grantees Name Frank Corley Ellis, III,
Kelly Ellis Davis & Christy Ellis Brasher
P O Box 1177
Columbiana, AL 35051

Property Address: SW 1/4 of SE 1/4, Section 5, Township 21
South, Range 1 West, Shelby County, AL

Date of Sale 12-20-13

Total Purchase Price \$ 50,000.00
 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
☒ Other - Deed

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

Ross Bob Mullins Jr
 (Grantor/Grantee/Owner/Agent) circle one

Print _____

 Unattested

 (Verified by)

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