

SEND TAX NOTICE TO:

✓
Name: Frank C. Ellis, III
Address: P.O. Box 1177
COLUMBIANA, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable considerations** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Frank C. Ellis, III LLC, an Alabama Limited Liability Company**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Frank C. Ellis, III**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 1 West, being a part of the same land described in a deed to Wayne T. and Mary E. Blackerby, recorded in Instrument Number 1999-7921, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 36; thence N 00 deg. 36 min. 17 sec. W, along the East line of said Sixteenth Section, a distance of 1009.11 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 89 deg. 23 min. 43 sec. W a distance of 543.36 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the East line of Lot 27 of the First Addition to Triple Springs, Second Sector, Map Book 6, Page 155; thence S 32 deg. 14 min. 56 sec. E, along the East line of Lot 27, a distance of 132.49 feet, to a 5/8" rebar, found; thence S 31 deg. 28 min. 46 sec. W, along the East line of Lot 27, a distance of 104.74 feet, to a 5/8" rebar, found; thence S 46 deg. 45 min. 20 sec. W, along the East line of Lot 27, a distance of 91.19 feet, to a 5/8" rebar, found; thence S 14 deg. 25 min. 31 sec. E, along the East line of Lots 27 and 28, a distance of 73.05 feet, to a 5/8" rebar, found; thence S 13 deg. 12 min. 17 sec. E, along the East line of Lot 28, a distance of 157.71 feet, to a 5/8" rebar, found on the North line of the Skyline Subdivision, Map Book 22, Page 54; thence S 67 deg. 50 min. 14 sec. E, along the North line of Skyline Subdivision, a distance of 79.00 feet, to a rebar, stamped "H. King - RPLS", found; thence S 68 deg. 05 min. 37 sec. E, along the North line of Skyline Subdivision, a distance of 105.09 feet, to a 1-1/4" crimped pipe, found; thence S 64 deg. 47 min. 21 sec. E, a distance of 150.00 feet, to a 1-1/4" crimped pipe, found; thence S 24 deg. 55 min. 09 sec. W, a distance of 240.90 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North right-of-way of County Road No. 78; thence S 64 deg. 16 min. 57 sec. E, a distance of 72.13 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 25 deg. 43 min. 03 sec. E, a distance of 208.72 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 64 deg. 16 min. 57 sec. E, a distance of 208.72 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 25 deg. 43 min. 03 sec. W, a distance of 208.72 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 64 deg. 16 min. 57 sec. E, a distance of 96.49 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 88 deg. 33 min. 04 sec. E, a distance of 41.07 feet to the point of beginning. The herein described parcel contains 9.00 acres of land.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, have hereunto set our hands and seals this 5 day of ~~December, 2003.~~ JANUARY, 2004

**FRANK C. ELLIS, III, LLC, an
Alabama Limited Liability Company**

 (SEAL)
Frank C. Ellis, III, Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Frank C. Ellis, III, whose name as Managing Member of Frank C. Ellis, III, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal this 5th day of January 2004.
~~December, 2003.~~


Notary Public

My Commission Expires: 12-3-04