

THIS INSTRUMENT PREPARED BY:

✓ A. Eric Johnston, Attorney at Law
✓ Suite 107, 1200 Corporate Drive
Birmingham, AL 35242

SEND TAX NOTICE TO:

Brittany Shell
31140 Highway 25
Wilsonville, AL 35186

STATE OF ALABAMA

Warranty Deed

CITY OF WILSONVILLE, COUNTY OF
SHELBY

Know all Men by these Presents: That, in consideration of EIGHTY SIX THOUSAND DOLLARS 00/100 (\$ 86,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **FRANK C. ELLIS, III, LLC** by **Frank C. Ellis, III as Managing Member AND S K PROPERTIES, LLC** by **Shannon Kilgore as Managing Member** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **BRITTANY L. SHELL** (herein referred to as "Grantee") the following described real estate situated in Wilsonville, Shelby County, Alabama, to-wit:

Commence at the SouthWest corner of the Southeast ¼ of the Southwest ¼ of Section 31, Township 20 South, Range 2 East; thence run Easterly along the South line thereof 97.00 feet to the Southeasterly right of way of Shelby County Highway 25 and the Point of Beginning; thence continue along the last described course for 218.20 feet; thence 73 deg. 25 min. 01 sec. left run Northeasterly for 56.77 feet; thence 84 deg. 49 min. 30 sec. left run Northeasterly for 182.28 feet to the Southeasterly right of way of aforesaid county highway; thence 83 deg. 40 min. 00 sec. left run Southwesterly along said right of way for 138.27 feet to the point of beginning; being situated in Shelby County, Alabama.

\$ 83,420.00 of the consideration herein was derived from a first mortgage loan closed simultaneously herewith and \$5,160 of the consideration herein was derived from a second mortgage loan closed simultaneously herewith.

*Frank Corley Ellis , III, LLC is one and the same as Frank C. Ellis, III
Subject to encumbrances and other matters of record, including: LLC

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112 Pages 108 and 109 in the Probate Office
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed 33 Page 300 and Deed 244 page 587 in the Probate Office

To Have and To Hold the aforegranted premises to the said Grantee, her heirs and assigns forever.

And the said Grantors do, for themselves, their successors and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 20th day of September, 2007.

FRANK C. ELLIS, III, LLC

By: Frank C. Ellis, III, Managing Member {L.S.}
Frank C. Ellis, III, Managing Member (name/title)

S K PROPERTIES, LLC

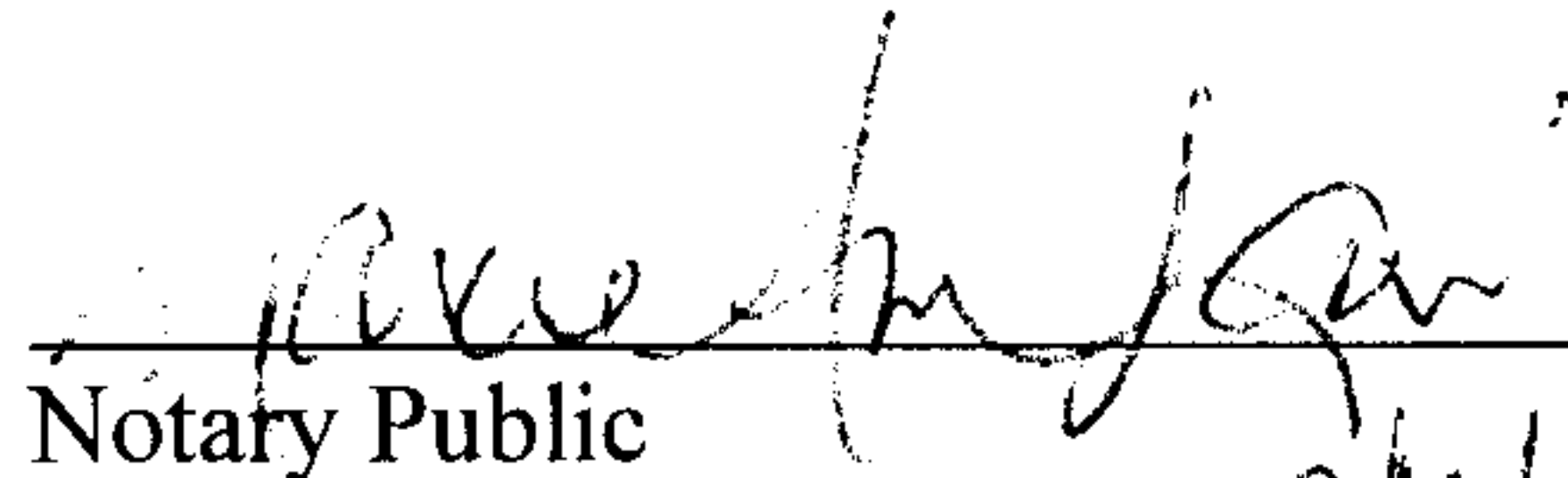
By: Shannon Kilgore, Managing Member {L.S.}
Shannon Kilgore, Managing Member (name/title)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Frank C. Ellis, III as Managing Member of Frank C. Ellis, III, LLC and Shannon Kilgore as Managing member of S K Properties, LLC**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of September, 2007.



Notary Public

My commission expires

3/10/10


20071011000473810 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/11/2007 11:59:58AM FILED/CERT