

\$ 5000

20080303000086070 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
03/03/2008 02:44:27PM FILED/CERT

SEND TAX NOTICE TO:
Frank C. Ellis, III, LLC
Post Office Box 1177
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:
WALLACE, ELLIS, FOWLER & HEAD
P O BOX 587
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **Frank C. Ellis, III, Kelly Ellis Davis and Christy Ellis Brasher**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Hidden Springs, Sector 2, as recorded in Map Book 32, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants
Recorded in the Probate Office of Shelby County, Alabama, as Instrument
No. 20040503000230270.
- (2) Building setback lines, easements, and conditions as shown on plat of
Hidden Springs, Second Sector, recorded in Map Book 32, Page 97,
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by
Any of Grantor's predecessors in title. Grantor conveys to Grantee any
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being
Limited to, right of way granted to South Central Bell by instrument
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby
County, Alabama.

Shelby County, AL 03/03/2008
State of Alabama
Deed Tax: \$5.00

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, Grantor has, by its Managing Member, hereunto set its hand and seal, this 3 day of March, 2008.

HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

BY: Frank Corley Ellis, III
Frank Corley Ellis, III - Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, 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 the 3 day of March, 2008.

Robert Fulmer
Notary Public
My Commission Expires: 10-6-08