


\$ 6500

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

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

CORPORATION FORM WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY


20090909000345740 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
09/09/2009 01:32:47 PM FILED/CERT

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, **S K PROPERTIES, LLC**,
an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and
convey unto **Frank C. Ellis, III, LLC**, (herein referred to as GRANTEE) the following described real
estate situated in Shelby County, Alabama, to-wit:

My undivided one-half interest in and to the following described property:

See Attached Exhibit "A" for Legal Description.

Subject to 2009 property taxes and subsequent years and all easements, restrictions,
reservations, provisions, covenants, building set-back line and right of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been
made by preparer of deed.)

The Grantee Frank Corley Ellis, III in deed recorded in Instrument #20041213000678790 is one and the same as
Grantee Frank C. Ellis, III, LLC.

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 9th day of September, 2009.


S K PROPERTIES, LLC,
an Alabama Limited Liability Company

BY: 
Shannon Kilgore 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 Shannon Kilgore, whose name as Managing Member of S K Properties, 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 9th day of September, 2009.


Notary Public
My Commission Expires: 10-6-12



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Exhibit "A"
Legal Description

A parcel of land situated in the SW corner of the NW 1/4 of NW 1/4, Section 26, Township 21, Range 1 West, and described as follows: commencing at the SW corner of said NW 1/4 of NW1/4 and run North 85 degrees 30 minutes East 150 feet along the center of the old Columbiana-Saginaw Cut-off Road; thence North 72 degrees East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point A; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10 feet South of the South line of the R/O/W of Southern Railway; thence South 53 degrees 50 minutes West parallel with the South line of said R/O/W 90 feet to the point of beginning; thence North 10 feet to the South line of the Southern Railway R/O/W; thence run in a Southwesterly direction along the Southerly line of the R/O/W of said railroad 143 feet, more or less, to a point 278.5 feet Northeasterly from the center of the Columbiana-Saginaw public road, which point is marked by an iron stake and is the NE corner of the John Rainey & Julia E. Hughes lot; thence Southerly along the East line of said Hughes lot to a point on the North line of said Columbiana-Saginaw Cut-off Road (being Highway 70) which point is 258.25 feet Easterly of the point of intersection of said highway with said railroad R/O/W and is the SE corner of said Hughes lot; thence run in an Easterly direction along the North R/O/W line of said Columbiana-Saginaw Cut-off Road, to an iron stob marking the Southwest corner of Jack and Venida Smith lot; thence run Northerly 210 feet to the NW corner of said Smith lot, said point being 10 feet South of the South line of said railroad R/O/W; thence run Easterly and parallel with said railroad R/O/W and along the Northerly line of the Smith lot 85 feet to the point of beginning. Situated in Shelby County, Alabama.