

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

Send Tax Notice to:  
**Melissa A. Ellison**  
181 Paradise Circle  
Shelby, AL 35143

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Forty Six Thousand No/00 Dollars (\$146,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nancy J. Indorf, a married woman, Peggy J. Hill, an unmarried woman, Michael E. Hill, a married man and Walter J. Hill, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Melissa A. Ellison, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 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.

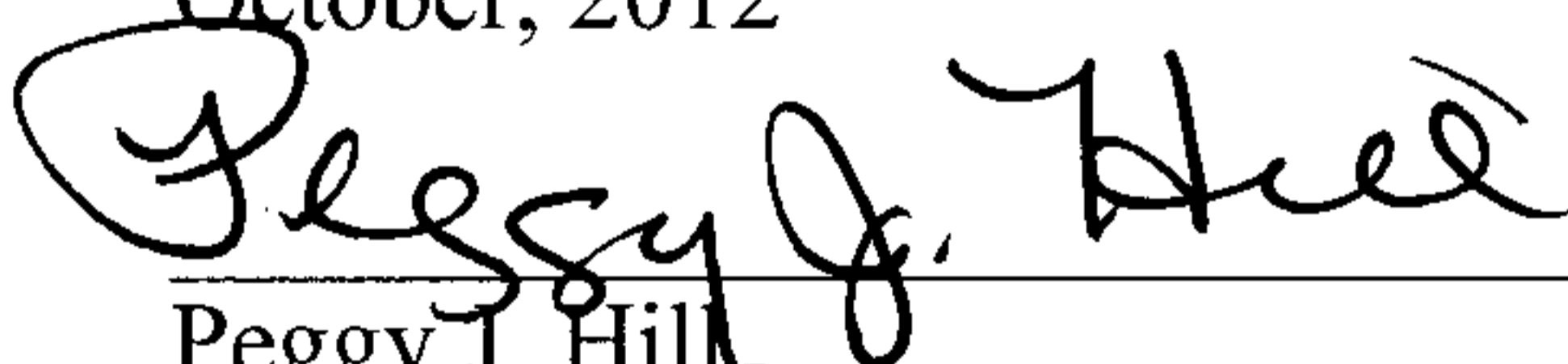
This deed also includes and conveys a dwelling on the property, to wit: One (1) 1991, Brown Cavalie, Cavalier Mobile Home, Serial #'s ALCA0491554S11639A, ALCA0491554S11639B, that was a mobile home, which has been permanently attached to the real property.

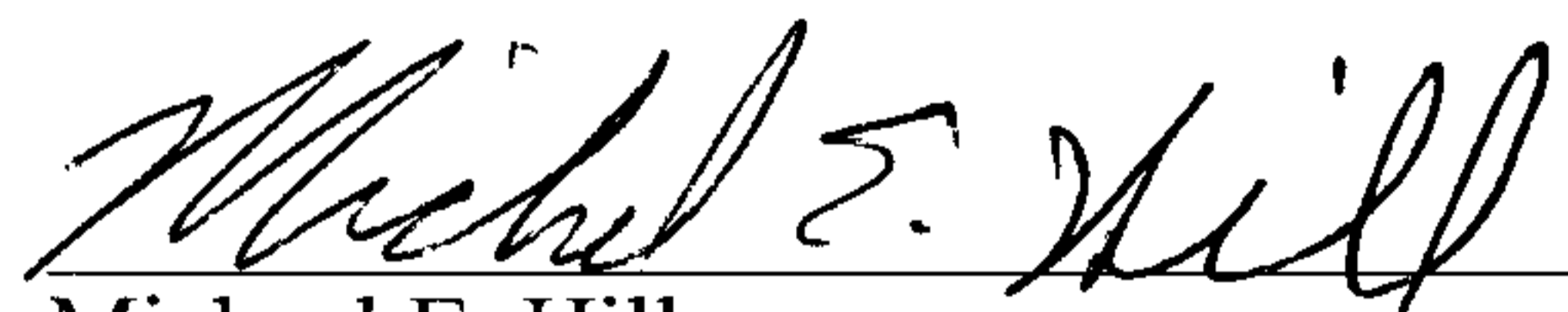
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

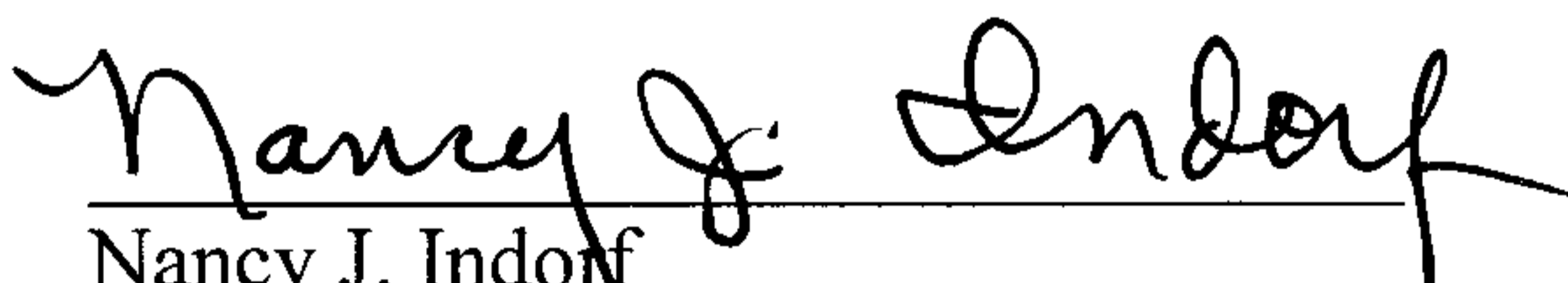
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

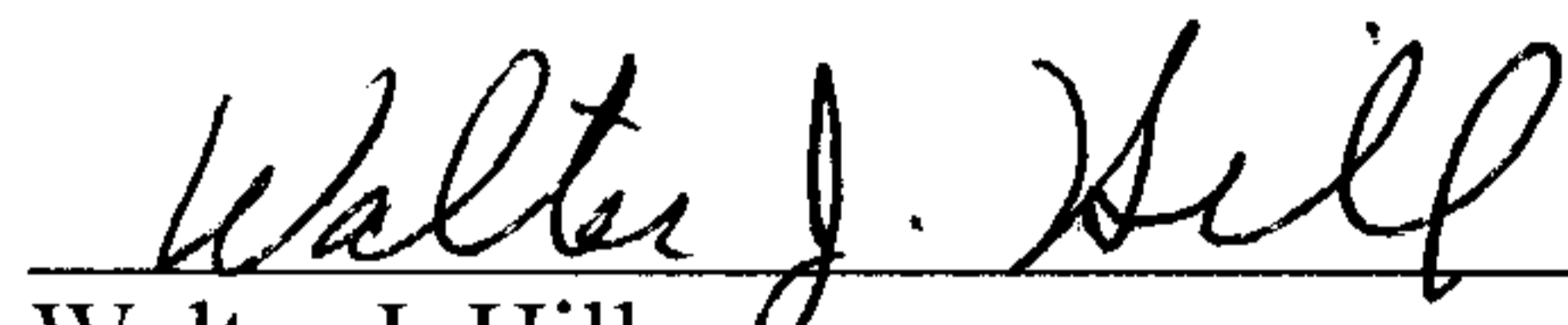
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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.

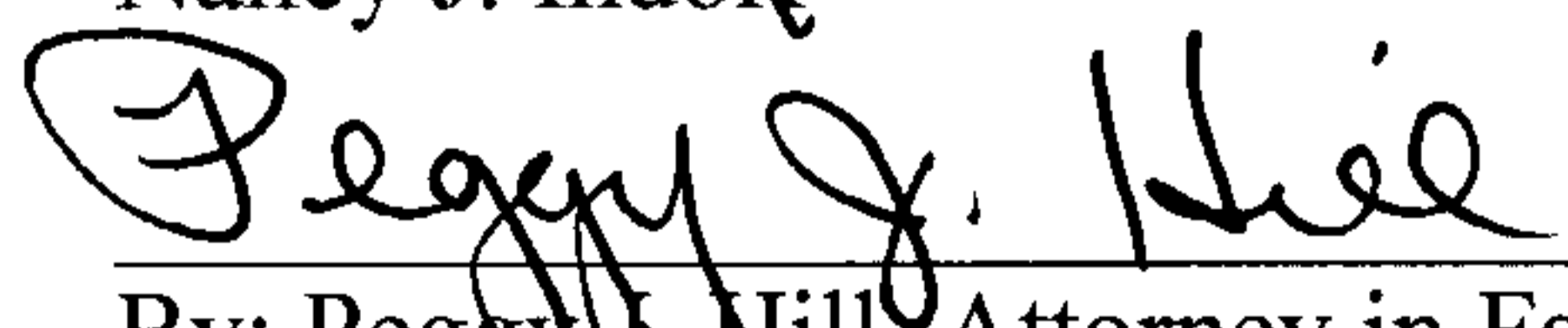
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19<sup>th</sup> day of October, 2012

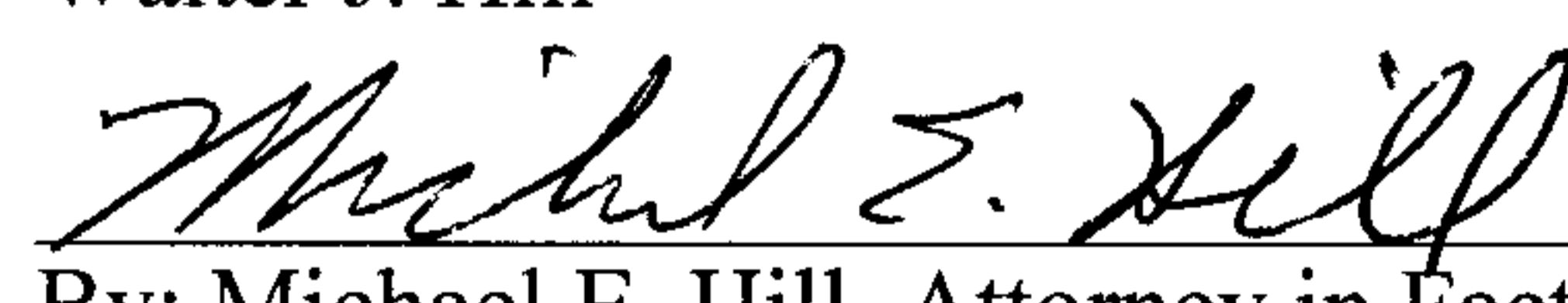
  
Peggy J. Hill

  
Michael E. Hill

  
Nancy J. Indorf


  
Walter J. Hill

  
By: Peggy J. Hill, Attorney in Fact,  
under Power of Attorney recorded  
as Instrument # \_\_\_\_\_  
In Probate Office of Shelby County, Alabama

  
By: Michael E. Hill, Attorney in Fact,  
under Power of Attorney recorded  
as Instrument # \_\_\_\_\_  
in Probate Office of Shelby County, AL.

Shelby County, AL 10/23/2012  
State of Alabama  
Deed Tax: \$15.00

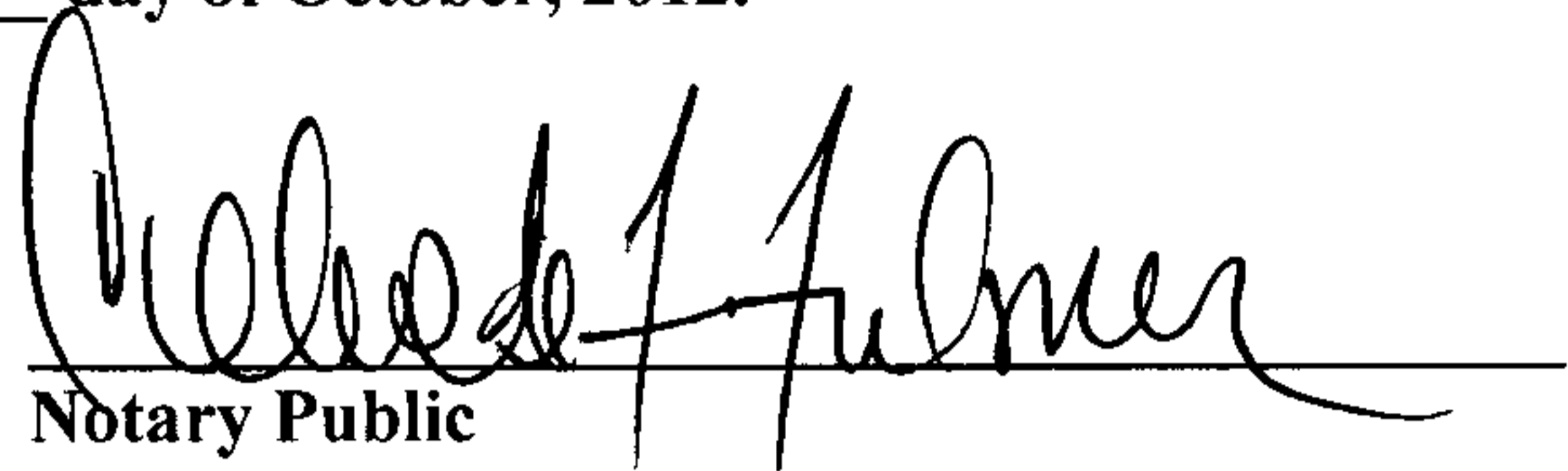
SEE ATTACHED FOR ACKNOWLEDGMENTS

  
20121023000406700 1/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 09:45:41 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Hill, individually and as Attorney in Fact for Nancy J. Indorf, 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 she executed the same voluntarily on the day the same bears date, individually and in her capacity as such Attorney in Fact.

Given under my hand and official seal this 19<sup>th</sup> day of October, 2012.

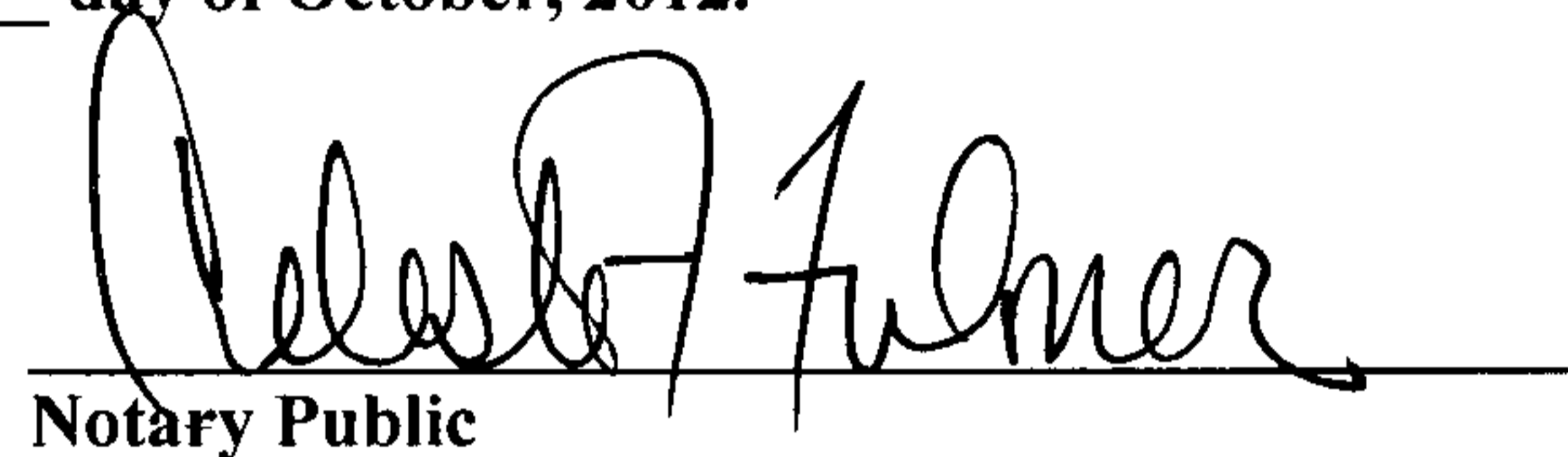
  
Notary Public

My Commission Expires: 10-9-16

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael E. Hill, individually and as Attorney in Fact for Walter J. Hill, 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, individually and in his capacity as such Attorney in Fact.

Given under my hand and official seal this 19<sup>th</sup> day of October, 2012.

  
Notary Public

My Commission Expires: 10-9-16


  
20121023000406700 2/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 09:45:41 AM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 18, Township 24 North, Range 16 East; thence run East along the North line of said 1/4-1/4 section, 311.98 feet to the centerline of a 30.0 foot road easement; thence turn 95 degrees 31 minutes right and run southerly along said road centerline 193.75 feet; thence 14 degrees 44 minutes left and along said road centerline 156.17 feet; thence 18 degrees 55 minutes left and along said road centerline 153.23 feet; thence 13 degrees 09 minutes right and along said road centerline 160.16 feet to the point of beginning; thence turn 99 degrees 06 minutes left and run northeasterly 140.11 feet to a point on the 397.0 foot contour line of Lay Lake; thence turn 62 degrees 48 minutes right to the chord of a curve to the right along said 397.0 foot contour line; thence run along said 397.0 foot contour line a chord distance of 141.60 feet; thence turn 130 degrees 15 minutes 17 seconds right from the projection of said chord and run southwesterly 222.70 feet to a point on the centerline of said road easement; thence turn 86 degrees 02 minutes 43 seconds right and run northerly along said road centerline 76.60 feet to the point of beginning. Situated in Shelby County, Alabama.



20121023000406700 3/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 09:45:41 AM FILED/CERT

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Nancy J. Indorf, Michael E. Hill

Mailing Address Peggy J. Hill, Walter J. Hill

114 Arlington Street

Columbiana, AL 35051

Grantee's Name Melissa A. Ellison

Mailing Address 181 Paradise Circle

Shelby, AL 35143

Property Address 181 Paradise Circle, Shelby, AL 35143

Total Purchase Price \$146,000.00

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

      x       Closing Statement

           Appraisal

           Other



20121023000406700 4/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 09:45:41 AM FILED/CERT

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 10/19/12

Sign

(Grantor/Grantee/Owner/Agent) circle one

Michael E. Hill

Print

Peggy J. Hill

           Unattested

(Verified by)