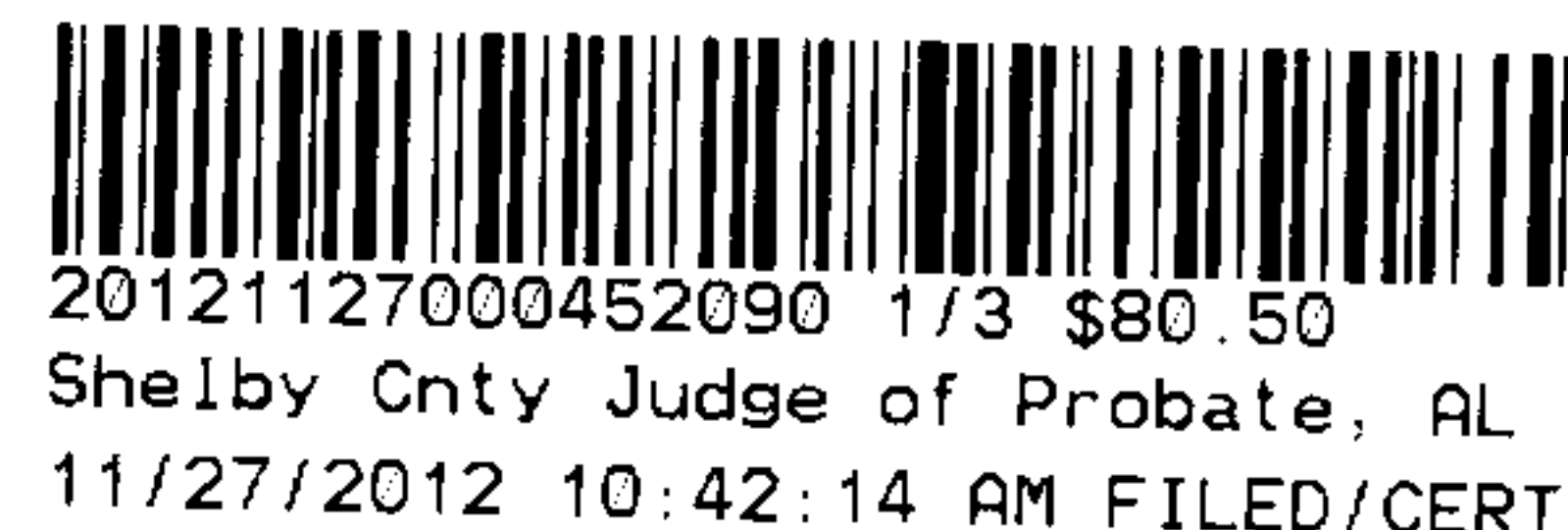


This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Frank C. Ellis, Jr., LLC
Frank C. Ellis, III, LLC
P. O. Box 1177
Columbiana, AL 35051



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Clayton Koenig, Trustee of the Donald Clayton Koenig Revocable Management Trust, dated November 18, 1992, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Frank C. Ellis, Jr., LLC and Frank C. Ellis, III, LLC, (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.

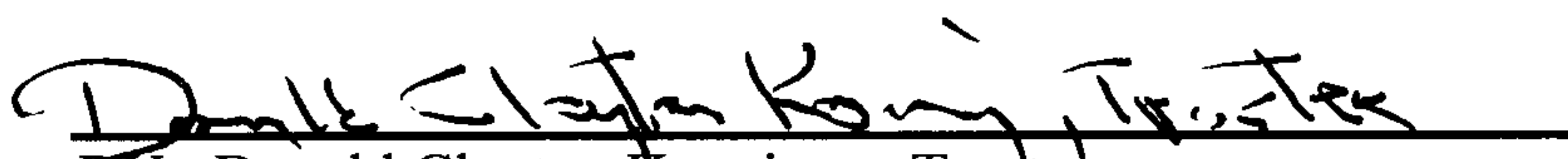
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of November, 2012

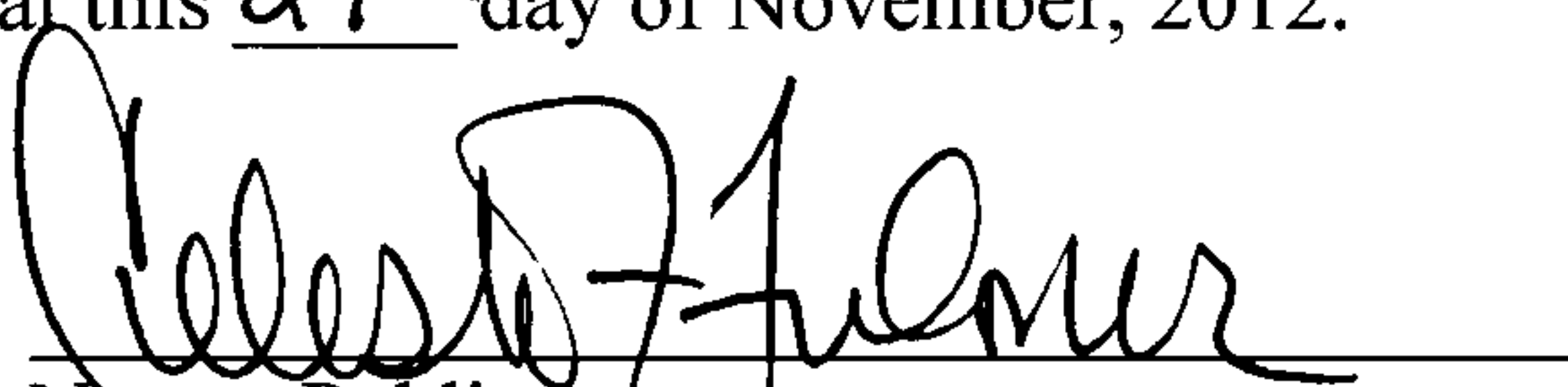
DONALD CLAYTON KOENIG REVOCABLE
MANAGEMENT TRUST, Dated November 18, 1992


BY: Donald Clayton Koenig, as Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Donald Clayton Koenig, whose name as Trustee of the Donald Clayton Koenig Revocable Management Trust, dated November 18, 1992, 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2012.


Notary Public

My commission expires: 10-9-16

Shelby County, AL 11/27/2012
State of Alabama
Deed Tax: \$62.50

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 338.57' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 982.62'; thence S88°42'55"W, a distance of 1039.61' to a point on the Northeasterly R.O.W. line of Shelby County Highway 47; thence N24°00'09"W and along said R.O.W. line, a distance of 196.31 to the beginning of a curve to the right, having a radius of 9960.00 a central angle of 02°34'12", and subtended by a chord which bears N22°43'03"W, and a chord distance of 446.70'; thence along the arc of said curve and said R.O.W. line, a distance of 446.74'; thence N75°12'33"E and leaving said R.O.W. line, a distance of 159.61'; thence N14°47'27"W, a distance of 71.05'; thence N75°12'33"E, a distance of 1195.14' to the POINT OF BEGINNING.

SIGNED FOR IDENTIFICATION:

Donald Clayton King, Trustee

Real Estate Sales Validation Form

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

Grantor's Name Donald Clayton Koenig, Trustee
Mailing Address 241 Foster Road
Leeds, AL 35094

Grantee's Name Frank C. Ellis, Jr., LLC
Frank C. Ellis, III, LLC
Mailing Address P O Box 1177
Columbiana, AL 35051

Property Address: Hwy 47, Columbiana, AL

Date of Sale _____

Total Purchase Price 62,500.00
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
☒ Closing Statement
☐ Appraisal
☐ Other – Property Tax Assessment Records

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 11/23/12

Sign Donald Clayton Koenig, Trustee
(Grantor/Grantee/Owner/Agent) circle one

Print _____

Unattested

(Verified by)

