

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:


Redbud Real Estate Trust, LLC

P. O. Box 1177

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20121228000496190 1/4 \$1065.50
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Love and Affection**, to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Frank C. Ellis, Jr. and wife, Diane Bentley Ellis
whose mailing address is 105 Ellis Farm Road, Columbiana, Alabama 35051

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Redbud Real Estate ^{LLC}, LLC, an Alabama Limited Liability Company
whose mailing address is P. O. Box 1177, Columbiana, Alabama 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

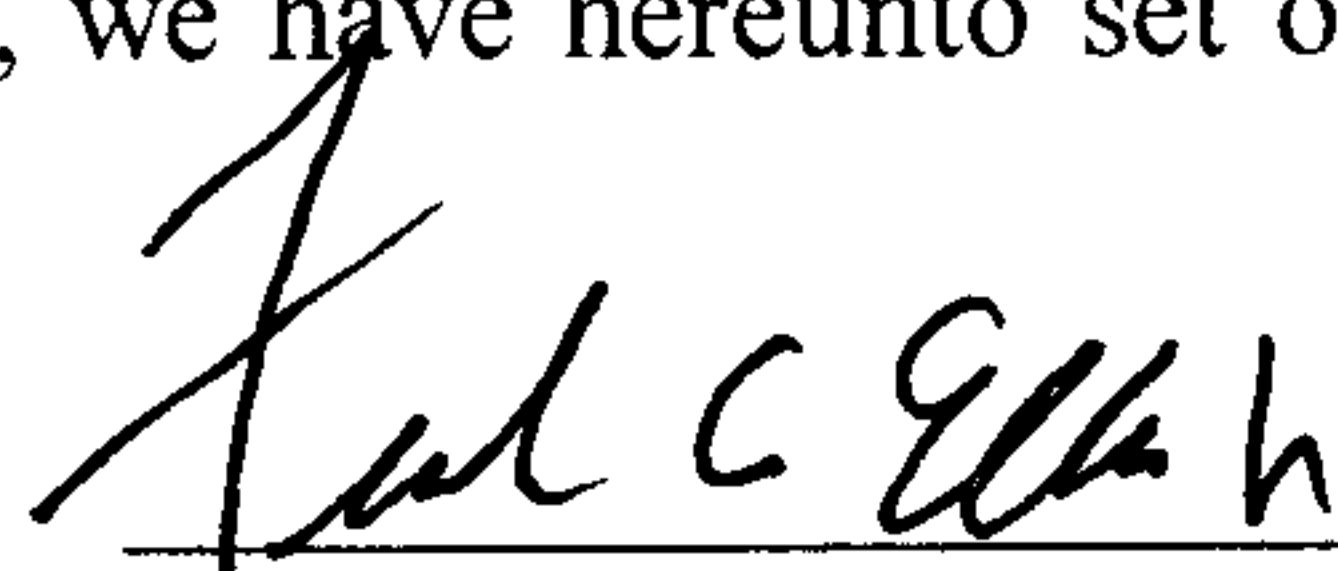
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantors herein for the purpose of identification.

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

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators 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, we have hereunto set our hands and seals this 27th day of December, 2012.


_____(SEAL)
Frank C. Ellis, Jr.


_____(SEAL)
Diane Bentley Ellis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr. and wife, Diane Bentley Ellis**, 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 official seal this 27th day of December, 2012.

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$1044.50


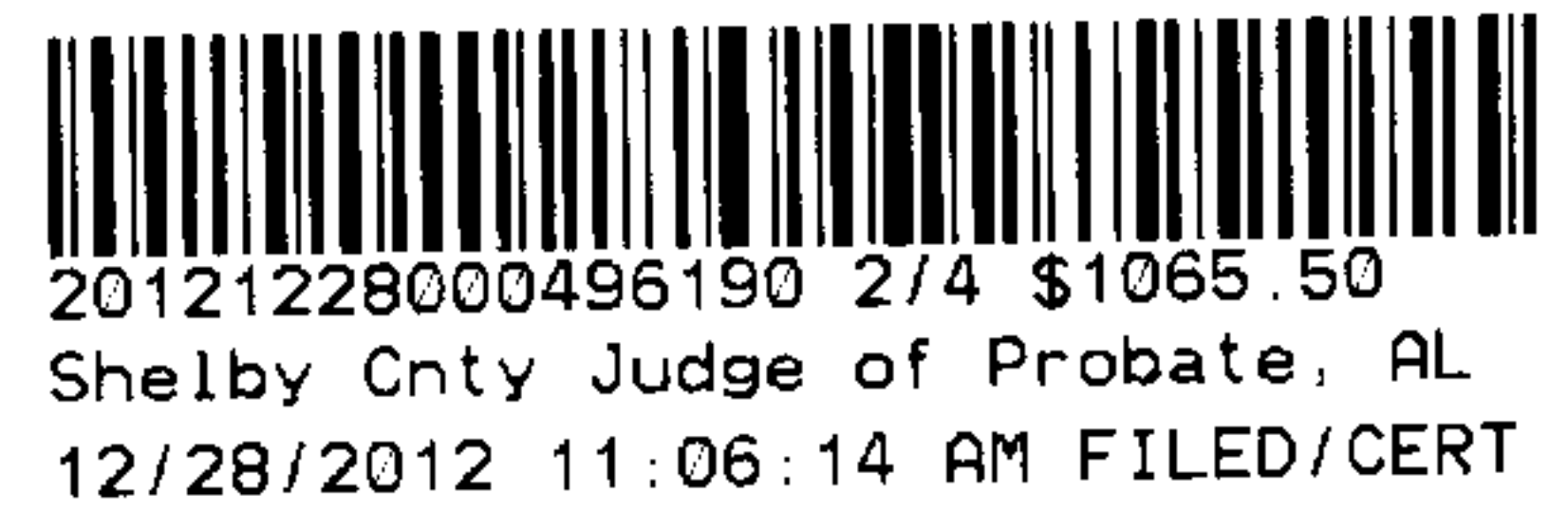

_____(SEAL)
Notary Public

EXHIBIT "A"



Parcel I:

The East one-half of the SE 1/4 of Section 8; NE 1/4 of the NE 1/4 of Section 17, all in Township 21, Range 1 West; the SE 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 1 West; the NE 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel II:

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

The SW 1/4 of the SW 1/4 of Section 4, Township 22, Range 1 West, and the NW 1/4 of Section 9, Township 22, Range 1 West.

Parcel III:

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

Lots 8, 9, 10, 11, 12, 13 and 14, Block 59, according to Dunstan's map of the Town of Calera, Alabama.

Parcel IV:

Beginning at the Southeast corner of the N 1/2 of the NW 1/4-SE 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence westerly along the South line of the N 1/2 of the NW 1/4-SE 1/4 of said Section 23 a distance of 735.36 ft. to a point; thence turn 90 deg. 00 min. 00 sec. right and run 585.20 ft. to a point; thence turn 90 deg. 35 min. 56 sec. left and run 1868.26 ft. to a point; thence turn 103 deg. 19 min. 13 sec. right and run 180.0 ft. to a point; thence turn 68 deg. 17 min. 20 sec. right and run 1286.27 ft. to a point; thence turn 13 deg. 11 min. 49 sec. right and run 1318.26 ft. to a point on east line of the SW 1/4-NE 1/4 of said Section 23; thence turn 87 deg. 14 min. 42 sec. right and run Southerly 846.54 ft. to the point of beginning, containing 26.7 acres.

Also, a perpetual easement and right-of-way for ingress and egress and installation of utilities over and along a strip 60 ft. wide being 30 ft. on either side of a centerline described as follows, to-wit: Commence at the Southeast corner of the N 1/2 of the NW 1/4-SE 1/4 Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 23 a distance of 735.36 ft. to a point; thence continue along last described course 2,058.30 ft. to a point 116.89 ft. east of the east right of way line of Shelby County Highway No. 47; thence turn 100 deg. 12 min. 05 sec. right and run 294.32 ft. to a point; thence turn 41 deg. 45 min. 29 sec. left and run 138.88 ft. to a point on the said easterly right of way line of said Highway No. 47; thence turn 44 deg. 50 min. 28 sec. right and run along said right of way line 91.22 ft. to the point of beginning of the center line of said easement; thence turn 93 deg. 09 min. 21 sec. right and run 200 ft. to a point; thence turn 93 deg. 43 min. 8 sec. left and run 300 ft., more or less, to a point on the Southerly boundary of Parcel Number 3 according to the survey of Joseph Conn, Registered Land Surveyor, No. 9049, dated March 7, 1989.

Parcel V:

All of the NE 1/4 of Section 25, Township 21 South, Range 1 West, lying South of Ft. Williams public road, less 2 acres on the West side of the SW 1/4 of NE 1/4 known as the Vohees, Miller & Rupel property and except also the following portion thereof, viz: Begin at the NE corner of the Handy Ellis residence lot which is known as Wimpe lot and also as the Brazier lot, which said point of beginning is the NE corner of a culvert across a ditch running along the East line of said Ellis lot, and from said point of beginning run along the East line of said Ellis lot, South 12 deg. 25' East 525 feet; thence North 74 deg. 30' East 539.6 feet; thence along a wire fence North 5 deg. 50' East 331.6 feet, more or less, to the West line of the right of way of what is known as the Columbiana-Kingdom road; thence along the Western line of the right of way of said road by seven lines as follows: North 56 deg. 10' West 93.6 feet; North 70 deg. 10' West 77.7 feet; thence North 77 deg. 25' West 177.3

HE J.D.B.E

feet; thence North 87 deg. 25' West 54.3 feet; thence South 82 deg. 5' West 59.4 feet; thence South 74 deg. 35' West 91.3 feet; thence South 70 deg. 55' West 148.2 feet to the point of beginning, which said exception containing 6.67 acres. The land herein described situated in Shelby County, Alabama and contains 100 acres, more or less.

It is intended to describe and convey all property or interest therein owned in the NE 1/4 and NW 1/4, Section 25, Township 21 South, Range 1 West, whether correctly described herein or not.

LESS AND EXCEPT the hereinafter described "Parcel A" and "Parcel B":


"Parcel A" (Linda Ellis Blanton and husband, John Arnold Blanton Property): Commence at an iron pin found in place and locally accepted as the Southwest corner of the SW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West; thence run easterly along the South boundary line of said SW 1/4 of NE 1/4, a distance of 96.15 feet to an iron pin found in place and being the point of beginning of the parcel of land herein described; thence continue along said South boundary line a distance of 1130.76 feet to an iron set (#5 rebar); thence turn an angle of 90° to the left and run northerly a distance of 169.26 feet to an iron set (#5 rebar); thence turn an angle of 50° 29' 45" to the left and run northwesterly a distance of 819.16 feet to an iron set (#5 rebar); thence turn an angle of 71° 04' 33" to the right and run northeasterly a distance of 75.68 feet to the southwest corner of the Frank Ellis, Jr. property; thence continue along the same line of direction and along the northwest boundary of the said Frank Ellis, Jr. property a distance of 88.52 feet to an iron set (#5 rebar); thence turn an angle of 94° 51' to the left and run northwesterly a distance of 78.51 feet to a point on the northwest boundary line of a 40' wide roadway easement; thence turn an angle of 90° to the left and run southwesterly along said northwest boundary line a distance of 259.30 feet to a point; thence turn an angle of 71° 36' 10" to the right and run westerly a distance of 398.40 feet to an iron found at the northeast corner of Lot 9, Arlington Street extension subdivision as recorded in Map Book 11, Page 65 in the South County Probate Judge's Office; thence turn an angle of 86° 23' 21" to the left and run southerly along the east boundary line of said subdivision a distance of 309.80 feet to a point; thence turn an angle 0° 33' 00" to the right and continue along said subdivision boundary a distance of 287.58 feet to the point of beginning; said parcel of land is lying in the SW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West and contains 13.516 acres. ALSO, EXCEPT easement for ingress and egress heretofore conveyed to Grantors Linda Ellis Blanton and John Arnold Blanton for access to the above described property.

"Parcel B" (Present Home of Frank C. Ellis, Jr. and Diane Bentley Ellis): Residence and 2.68 acres described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 25, T-21-S, Range 1 West; thence from the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section turn an angle of 53 deg. 45 min. to the right and run Northwest a distance of 346.30 feet; thence turn an angle of 5 deg. 18 min. to the left and run a distance of 345.30 feet; thence turn an angle of 83 deg. 09 min. to the right and run a distance of 98.42 feet to the point of beginning; thence turn an angle of 32 deg. 57 min. to the right and run a distance of 212.60 feet; thence turn an angle of 103 deg. 00 min. to the left and run a distance of 210.22 feet; thence turn an angle of 26 deg. 16 min. to the left and run a distance of 276.94 feet; thence turn an angle of 53 deg. 46 min. to the left and run a distance of 159.39 feet; thence turn an angle of 50 deg. 56 min. to the left and run a distance of 214.64 feet; thence turn an angle of 71 deg. 34 min. to left and run a distance of 240.00 feet; thence turn an angle of 36 deg. 03 min. to the left and run a distance of 132.72 feet; thence turn an angle of 18 deg. 25 min. to the left and run a distance of 30.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 2.68 acres.

There is granted herewith, as an appurtenance to land described above, the right to bathe in the waters of the lake adjacent to said above described property which said lake is now owned by grantors herein and the right to boat and fish on any of the waters of said lake which said easement and privilege shall extend to the family of the grantees, their heirs, and assigns, lessees or tenants, and said grantors covenant and agree to maintain said lake in its present condition and agree that grantee shall have the right to enter upon the property of grantors for the purpose of maintaining or replacing the existing dam on said lake.

Grantors further grant and convey unto grantees, their heirs and assigns, an easement or right of way for the purpose of ingress and egress to and from the above described property over the property of the grantors, said easement being 12 feet on either side of the center line of the existing road across grantors' property as now located up to the Northeastern boundary of the above described property.


20121228000496190 3/4 \$1065.50
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:14 AM FILED/CERT

Frank C. Ellis Jr.
Diane Bentley Ellis

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FRANK C. ELLIS JR.
Mailing Address DIANE BENTLEY ELLIS
P.O. Box 587
COLUMBIA, AL 35051

Grantee's Name REDBUD REAL ESTATE INVEST, LLC
Mailing Address P.O. Box 1177
COLUMBIA, AL
35051

Property Address Multiple

Date of Sale 12/27/12
Total Purchase Price \$ _____

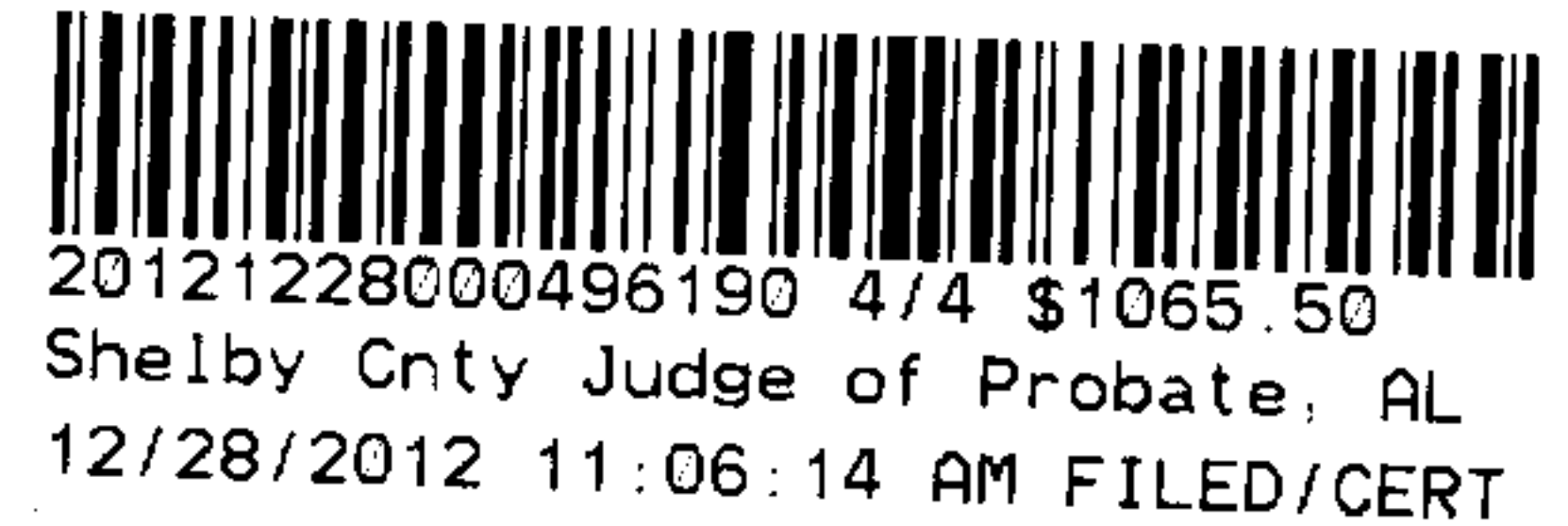
or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,044,320.00

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 _____



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 12-27-12

Print FRANK C. ELLIS, JR

☐ Unattested

(verified by)

Sign

Frank Ellis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1