

Value: \$60,000⁰⁰

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head, & Fowler

(Address) Columbiana, Ala.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



20121228000496200 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:15 AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and love and affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frank C. Ellis, Jr. and wife Diane B. Ellis

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kelly Ellis Mooney
Christy Lynn Ellis and Frank C. Ellis, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Each an equal undivided part in the real estate described on Exhibit "A" attached
hereto, which said Exhibit "A" is signed by the grantors for identification

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$60.00

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 7
day of January, 1987

(Seal)

(Seal)

(Seal)

Frank C. Ellis, Jr.
Diane B. Ellis

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr. and wife Diane B. 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 7 day of January, A. D., 1987

Dorothy Jackson

Notary Public.

Exhibit "A"

Lot No. 26 in Shelby Shores, 1978 Addition, according to map as recorded in Map Book 7, page 88, in the Probate Office of Shelby County, Alabama.

SUBJECT TO Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 27, page 289.

SUBJECT TO Transmission line permits for Alabama Power Company and Southern Bell Telephone & Telegraph Company; and subject to rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, pages 116 and 120.

Frank Ellis
Nancy B. Ellis



20121228000496200 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:15 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 FRANK C. ELLIS JR.
Mailing Address DIANE BEATLY ELLIS
P.O. Box 587
COLUMBIA, AL 35051

Grantee's Name KELLY ELLIS MOONEY, CHRISTY
Mailing Address ELLIS, FRANK C ELLIS JR
P.O. Box 1177
COLUMBIA, AL
35051

Property Address NORTH RIVER DR.
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 60,000

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 VALUE AT TIME OF CONVEYANCE

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

Sign Frank C Ellis Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121228000496200 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:15 AM FILED/CERT