

Value 20,000

Value of interest conveyed: \$ 20,000
SEND TAX NOTICE TO:

This Form Provided By

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Christy Lynn Ellis
(Address) 105 Ellis Farm Road
Columbiana, Alabama 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) Columbiana, AL 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 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
Christy Lynn Ellis

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

Property or interest therein described on Exhibit "A" attached hereto and made part and parcel hereof which said Exhibit "A" is signed by grantors herein for the purpose of identification.

20121228000496260 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:21 AM FILED/CERT

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$20.00

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 13 day of January, 1991

(Seal)
(Seal)
(Seal)

Frank C. Ellis, Jr.
Diane B. Ellis
(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 13 day of January, A. D., 1991

Dorothy Jackson
Notary Public.

Exhibit "A"

An undivided one/ninth interest in the following described property

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21, Range 1 West, more particularly described as follows: Begin at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section and run thence in an easterly direction along the northern boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 315 feet more or less to an iron stake, which said iron stake is located several feet east of a branch and located on the northern boundary of said $\frac{1}{2}$ $\frac{1}{4}$ Section; thence turn to the right and run in a southeasterly direction to a point on the northern boundary of paved Mooney Road, which said point is marked by an iron stake and is located 36 feet more or less in an easterly direction along the edge of said paved road from a point where the said edge of said road is intersected by the branch or creek referred to above; thence turn to the right and run in a ^{north}westerly direction along the edge of said paved road to a point where the same intersects the western boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn to the right and run in a northerly direction along the western boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ to the point of beginning, containing three-fourth acres, more or less.

E $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 25, Township 21, Range 1 West,
NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21, Range 1 West,
and W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 30, Township 21, Range 1
East.

Signed for identification:

Vivian B. Ellis



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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 BEATLEY ELLIS
P.O. Box 587
COLUMBIANA, AL 35051

Grantee's Name CHRISTY LYNN ELLIS
Mailing Address P.O. Box 1177
COLUMBIANA, AL
35051

Property Address Hwy 28
Columbiana, AL
35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 20,000
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 ☐ Appraisal
☐ Sales Contract ☒ Other ACTUAL VALUE AT TIME OF
CONVEYANCE
☐ Closing Statement

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

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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