

Value - \$60,000<sup>00</sup>

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

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

20121228000496300 1/4 \$81.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 11:06:25 AM FILED/CERT

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 4  
day of January, 1988

(Seal)

(Seal)

(Seal)

(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 4 day of January, A. D., 1988

Dorothy Jackson  
Notary Public.

PARCEL 18  
20121228000496300 2/4 \$81.00  
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The SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 7, T22S, R2E and all that portion of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 7, T22S, R2E that lies South of North River Drive, and all that portion of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 7, T22S, R2E that lies South and West of North River Drive, and all that portion of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 7, T22S, R2E that lies West of North River Drive and West of Marina Road and is more particularly described as follows: Beginning at the SW Corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 7, T22S, R2E; Thence run Northerly along the West boundary line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the West boundary line of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 7, a distance of 2166.44 feet to a point on the South right-of-way line of North River Drive; Thence turn an angle of 81° 37' 34" to the right and run Southeasterly along said right-of-way line along a curve to the right (Concave Southwesterly) having a radius of 141.02 feet and a central angle of 88° 50' 17" an arc distance of 218.65 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 110.00 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Northeasterly) having a radius of 238.28 feet and a central angle of 71° 00' 00" an arc distance of 295.27 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Northerly) having a radius of 296.65 feet and a central angle of 41° 50' 00" an arc distance of 216.59 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 48.00 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Southeasterly) having a radius of 327.13 feet and a central angle of 45° 00' 00" an arc distance of 256.93 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 280.00 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Southwesterly) having a radius of 919.06 feet and a central angle of 6° 00' 00" an arc distance of 96.24 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 215.00 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Westerly)



having a radius of 114.09 feet and a central angle of  $111^{\circ} 45' 00''$  an arc distance of 222.52 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 35.72 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Southeasterly) having a radius of 338.57 feet and a central angle of  $38^{\circ} 35' 12''$  an arc distance of 228.01 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 257.95 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Northeasterly) having a radius of 303.96 feet and a central angle of  $57^{\circ} 24' 10''$  an arc distance of 304.53 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 100.00 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Westerly) having a radius of 25.00 feet and a central angle of  $90^{\circ}$  an arc distance of 39.27 feet to a point on the Northwest right-of-way line of Marina Road; Thence run Southwesterly along the said right-of-way line of Marina Road along the tangent of said curve a distance of 135.00 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Southeasterly) having a radius of 473.80 feet and a central angle of  $25^{\circ} 31' 00''$  an arc distance of 211.01 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 218.51 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Norwesterly) having a radius of 1348.51 feet and a central angle of  $6^{\circ} 56' 49''$  an arc distance of 163.50 feet to a point on the South boundary line of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 7; Thence turn an angle of  $74^{\circ} 29' 58''$  from the tangent of said curve and run Westerly along the said South boundary line of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and the South boundary line of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 7, a distance of 1375.79 feet to the point of beginning. Said parcel is lying in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , all in Section 7, T22S, R2E and contains 61.0 acres.

SIGNED FOR IDENTIFICATION BY GRANTOR:

Harold Hall

George Bentley

AS TRUSTEES UNDER PROVISIONS OF DEED DATED FEBRUARY 15, 1971, RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN DEED BOOK 266, PAGE 341

SIGNED FOR IDENTIFICATION:

Frank Ellis  
Helen Ellis

20121228000496300 3/4 \$81.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 11:06:25 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 BENTLEY ELLIS  
P.O. Box 587  
COLUMBIA, AL 35051

Grantee's Name Kelly Ellis Harris, Christy Lynn  
Ellis & Frank C Ellis Jr  
Mailing Address 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 12/22/12

Print FRANK C ELLIS JR

Unattested

Sign

Frank C Ellis Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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