

Value is \$54,000
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

20121228000496310 1/5 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:26 AM FILED/CERT

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$54.00

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 17
day of January, 1989.

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
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 17 day of January A. D., 1989
Dorothy Jackson
Notary Public.

RETURN TO:

20121228000496310 2/5 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:06:26 AM FILED/CERT

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

PARCEL 29

Commence at the SW Corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, T22S, R2E; Thence run Northerly along the West boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 821.74 feet to a point; Thence turn an angle of 90° to the right and run Easterly a distance of 223.22 feet to a point on the Northeast 30 foot right-of-way line of North River Drive; Thence turn an angle of 34° 24' 09" to the right and run Southeasterly along said right-of-way line a distance of 100.00 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Northerly) having a radius of 25.0 feet and a central angle of 90°, an arc distance of 39.27 feet to a point on the Northwest 30 foot right-of-way line of Marina Road; Thence continuing from last named point along the said right-of-way line of Marina Road along a curve to the left (Concave Northwesterly) having a radius of 3665.64 feet and a central angle of 3° 06' 00", an arc distance of 198.33 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 186.50 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Southeasterly) having a radius of 390.59 and a central angle of 13° 40' 58" an arc distance of 93.28 feet to a point; Thence turn an angle of 90° to the right from the tangent of said curve and run Southeasterly a distance of 60.0 feet to a point on the South 30 foot right-of-way line of said Marina Road: (Also being the Northernmost corner of Lot 12 according to the Map of Shelby Shores - 1976 Addition as recorded in Map Book 6, page 107 in the Office of Probate Judge of Shelby County Alabama); Thence turn an angle of 13° 40' 58" to the left and run Southeasterly along the Northeast boundary line of said Lot 12 a distance of 150.0 feet to a point; Thence turn an angle of 93° 48' 38" to the left and run Northeasterly a distance of 92.20 feet to a point near the waters edge of Lay Lake; Thence turn the following angles and run the following distances along said waters edge viz:

0° 10' 15" to the right for 68.30 feet; 1° 13' 12" to the left for 81.08 feet; 22° 49' 22" to the left for 77.48 feet; 20° 47' 03" to the left for 69.58 feet; 28° 33' 39" to the left for 96.55 feet; 10° 35' 57" to the left for 57.62 feet; 24° 10' 00" to the



left for 54.68 feet; $46^{\circ} 39' 24''$ to the left for 66.28 feet; $23^{\circ} 42' 33''$ to the left for 63.05 feet; $14^{\circ} 13' 21''$ to the right for 97.42 feet; $9^{\circ} 24' 04''$ to the left for 66.24 feet; $20^{\circ} 44' 02''$ to the right for 79.30 feet; $79^{\circ} 56' 44''$ to the right for 16.02 feet; $40^{\circ} 57' 03''$ to the right for 92.53 feet to an iron pin; Thence turn an angle of $81^{\circ} 16' 11''$ to the left and run Westerly a distance of 108.44 feet to an iron found in place; Thence turn an angle of $26^{\circ} 49' 48''$ to the right and run Northwesterly a distance of 157.25 feet to an iron found in place; Thence continue along the same line for a distance of 5.21 feet to a point on the Southeast right-of-way line of North River Drive; Thence turn an angle of $84^{\circ} 40' 16''$ to the left and run Southwesterly along said right-of-way line along a curve to the left (Concave Southeasterly) having a radius of 278.57 feet and a central angle of $34^{\circ} 31' 45''$ an arc distance of 167.88 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 243.96 feet and a central angle of $57^{\circ} 24' 10''$ an arc distance of 244.42 feet to the point of beginning. Said parcel is lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and SW $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 7, T22S, R2E and contains 7.2 acres.

Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

SIGNED FOR IDENTIFICATION BY GRANTOR:

Harold Hall

Harold Hall

George Bentley

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

Walter Ellis

20121228000496310 4/5 \$78.00
Shelby Cnty Judge of Probate, AL
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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 BENTLEY ELLIS
P.O. Box 587
COLUMBIANA, AL 35051

Grantee's Name Kelly Ellis Young, Christy Lynn
Ellis & Frank C Ellis Jr
 Mailing Address P.O. Box 1177
COLUMBIANA, AL
35051

Property Address NORTH RIVER DR.
Shelby AL 35143

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ 54,000

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 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

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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