

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

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Big Lagoon Investments, LLC
P.O. Box 1177
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 Dollars (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kelly Ellis Davis, a married woman, Christy Lynn Ellis Brasher, a married woman, and Frank C. Ellis, III, a married man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Big Lagoon Investments, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 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. Situated in Shelby County, Alabama.

Grantor Kelly Ellis Davis is one and the same as Grantee Kelly Ellis Mooney in deed recorded in Inst. #20121228000496200.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of January, 2013.

Kelly Ellis Davis
Kelly Ellis Davis

Christy Lynn Ellis Brasher
Christy Lynn Ellis Brasher

Frank C. Ellis III
Frank C. Ellis, III

Shelby County, AL 01/29/2013
State of Alabama
Deed Tax: \$60.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Kelly Ellis Davis, Christy Lynn Ellis Brasher and Frank C. Ellis, III, 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 29 day of January, 2013.

Codi Ann Jallups
Notary Public

My Commission Expires: 8-15-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Kelly Ellis Mooney Davis
Christy Lynn Ellis Brasher, Frank C. Ellis, III
Mailing Address P O Box 1177
Columbiana, AL 35051

Grantee's Name: Big Lagoon Investments, LLC
Mailing Address: P O Box 1177
Columbiana, AL 35051

Property Address: 701 Alabama Hwy 70
Columbiana, AL 35051

Date of Sale 1/29/13

Total Purchase Price \$ _____
or
Actual Value \$ 60,000.00
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 1/29/13

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Convey E/13

☐ Unattested

(Verified by)