

SEND TAX NOTICE TO:

Mr. & Mrs. Keith Starnes

122 Creekwood Drive
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

WARRANTY DEED, JOINT SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Two Thousand Hundred and no/100-----
Dollar (\$32,000.00) and other good and valuable consideration to the undersigned grantor in hand paid
by the GRANTEE herein, the receipt whereof is hereby acknowledged, **FRANK C. ELLIS, III, LLC**,
an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and
convey unto **Keith Starnes and wife, Kim Starnes**, (herein referred to as GRANTEE) the following
described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Hidden Springs, Sector 2, as recorded in Map Book 32, Page
97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants
Recorded in the Probate Office of Shelby County, Alabama, as Instrument
No. 20040503000230270.
- (2) Building setback lines, easements, and conditions as shown on plat of
Hidden Springs, Second Sector, recorded in Map Book 32, Page 97,
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by
Any of Grantor's predecessors in title. Grantor conveys to Grantee any
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being
Limited to, right of way granted to South Central Bell by instrument
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby
County, Alabama.

\$27,500.00 of the above recited purchase price is being paid by a mortgage being recorded
simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance,
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall
pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the
grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all
encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as
aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said
GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and
seal, this 6th day of MARCH, 2013.


20130307000094300 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
03/07/2013 10:08:57 AM FILED/CERT

FRANK C. ELLIS, III, LLC,
an Alabama Limited Liability Company

BY: _____

Frank C. Ellis, III - Managing Member

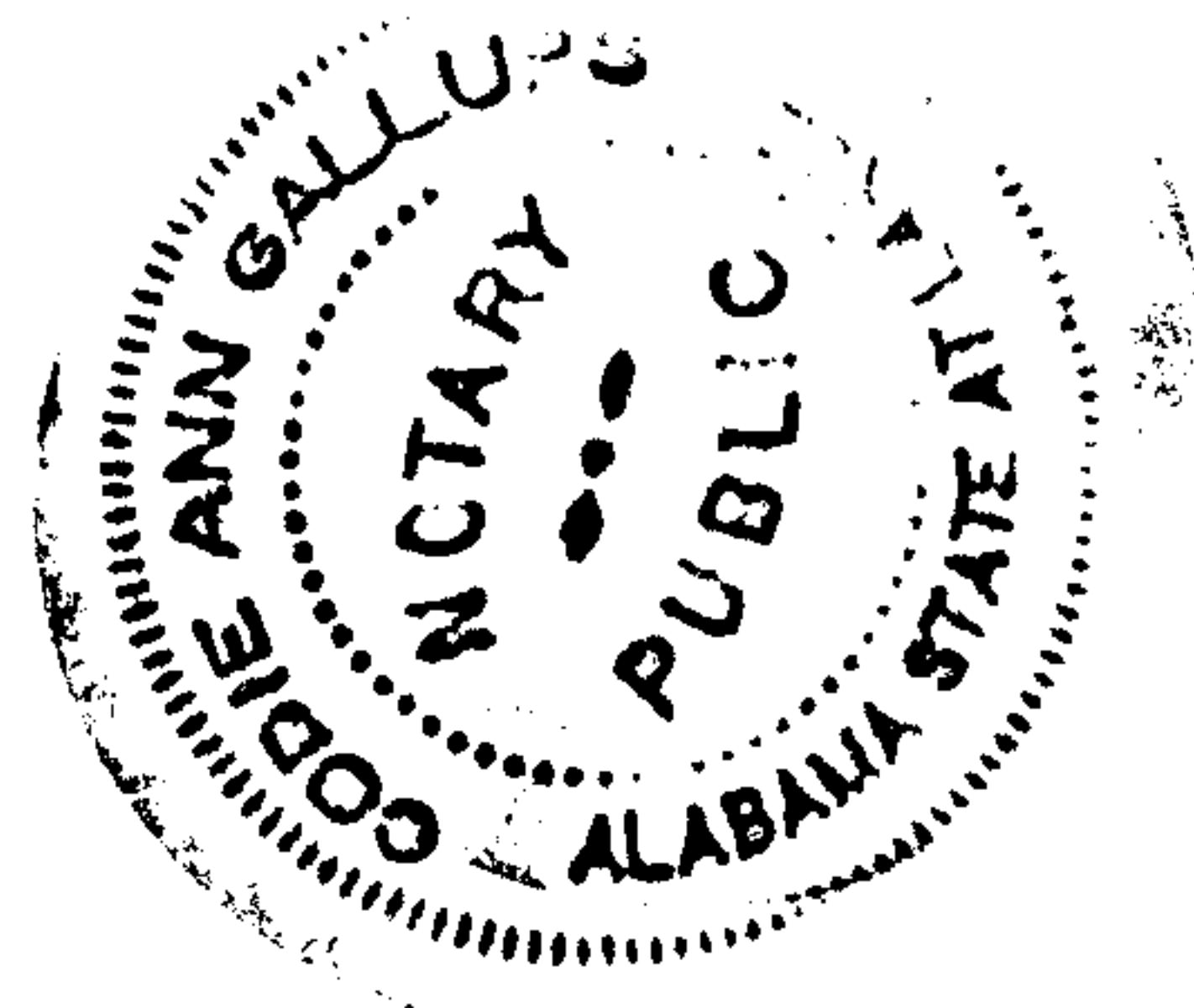
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, whose name as Managing Member of Frank C. Ellis, III, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 6 day of March, 2013.

Notary Public

My Commission Expires: 8-15-16



20130307000094300 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
03/07/2013 10:08:57 AM FILED/CERT

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax:\$4.50

Real Estate Sales Validation Form

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

(Seller)

Grantor's Name : Frank C. Ellis, III, LLC

Mailing Address P O Box 1177
Columbiana, AL 35051

(Buyer)

Grantee's Name: Keith & Kim Starnes

Mailing Address: 50 Strickland Road
Columbiana, AL 35051

Property Address: Lot 9, Hidden Springs
Columbiana, AL 35051

Date of Sale _____

Total Purchase Price \$ 32,000.00

or

Actual Value \$ _____

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 – Tax Assessor Records

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 3/6/13

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

Print FRANK C. ELLIS III

☐ Unattested

(Verified by)

