

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. & Mrs. Charles Tidmore
205 Alston Farm Road
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **SIXTY THOUSAND AND NO/100-----**
DOLLARS (\$60,000.00), to the undersigned grantor, **FRANK C. ELLIS, III, LLC, an**
Alabama Limited Liability Company, (herein referred to as **GRANTOR**), in hand paid by the
GRANTEES herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by
these presents, grant, bargain sell and convey unto **CHARLES TIDMORE and JOYCE**
TIDMORE, (herein referred to as **GRANTEES**), for and during their joint lives and upon the
death of either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby County,**
Alabama, described as follows:

Lot 7, Block 1, according to the Survey of Columbiana Homes, Inc., as subdivision,
as recorded in Map Book 3, Page 82, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of
way, and permits of record.

TO HAVE AND TO HOLD to the said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said **Frank C. Ellis, III, LLC** by its Manager/Member,
Frank C. Ellis, III, who is authorized to execute this conveyance, has hereto set his signature and
seal, this the 21st day of May, 2013.

FRANK C. ELLIS, III, LLC, an
Alabama limited liability company

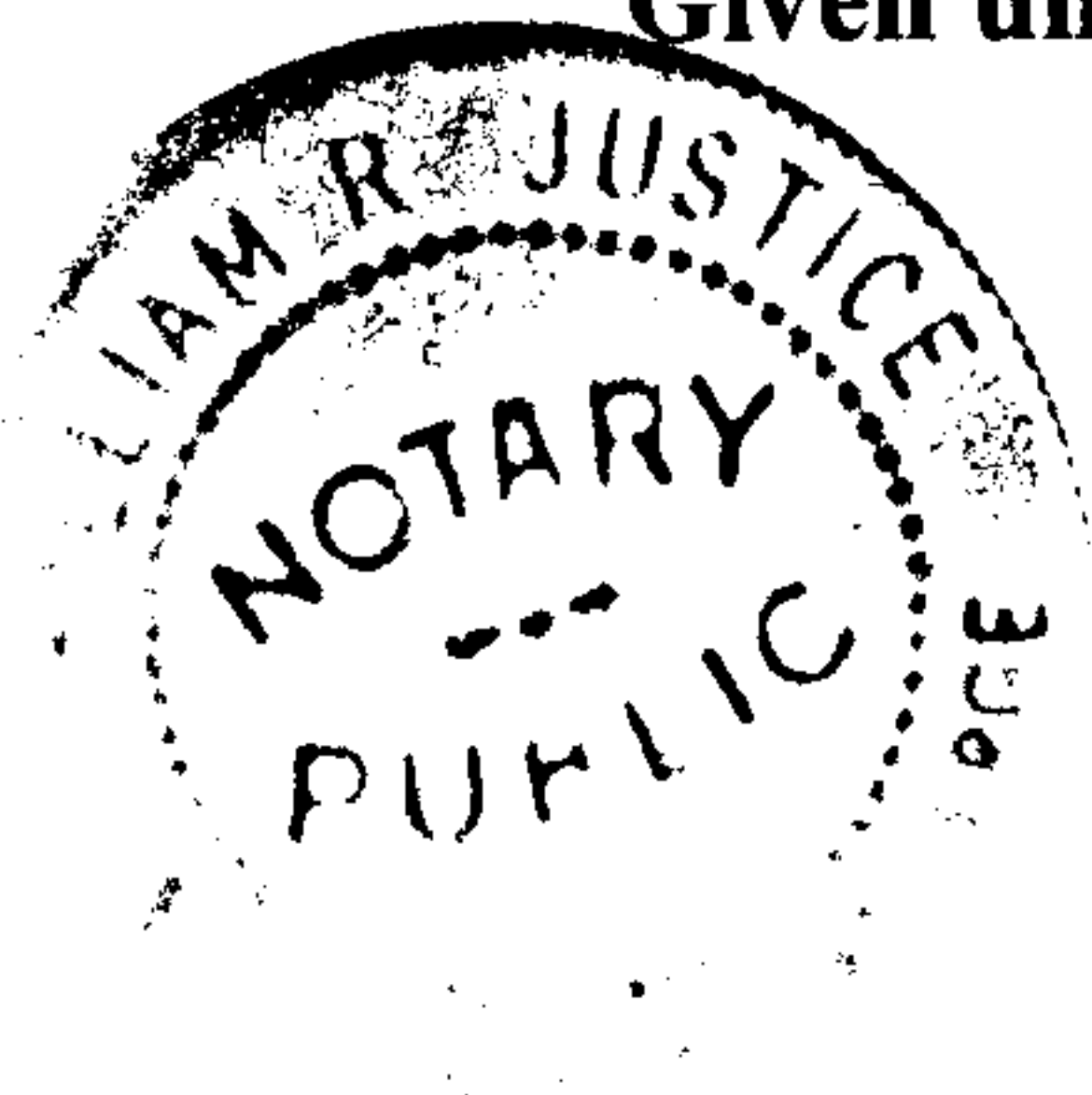


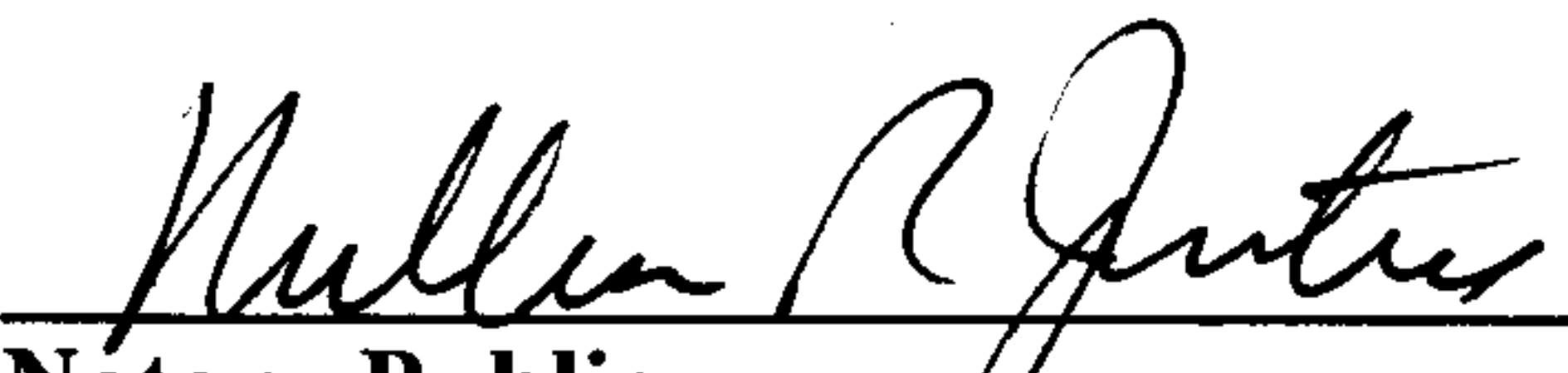
Frank C. Ellis, III, Its Manager/Member

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 Manager/Member of Frank C. Ellis,
III, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance he executed the same voluntarily on the day the same bears date
in his capacity as Manager/Member of said Alabama limited liability company.

Given under my hand and official seal this 21st day of May, 2013.





Notary Public
My Commission Expires: 9/12/15

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 Charles Tidmore & Joyce Tidmore

Mailing Address 205 Abston Farm Rd

Columbiana, AL 35051

Property Address: 114 Phillips Circle

Columbiana, AL 35051

Date of Sale 5-21-13

Total Purchase Price \$60,000.00

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 -

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 5/21/13

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Frank C. Ellis III

Unattested

(Verified by)

