

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

Send Tax Notice to:
Frank Corley Ellis, III
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)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **S K Properties, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Frank Corley Ellis, III, LLC (herein referred to as grantee, whether one or more)**, all of Grantor’s undivided one-half interest, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

The E ½ of the NE ¼ of the SW ¼, Section 2, Township 24, Range 14 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, covenants, rights of way, mineral and mining rights, privileges, and immunities of others of record.

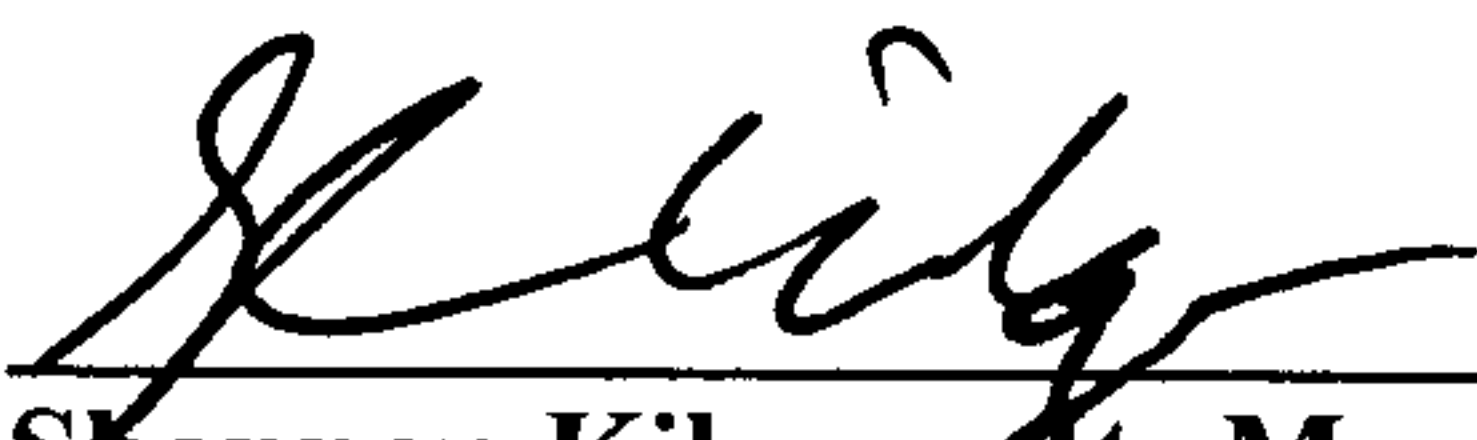
It is intended to convey all real property or any interest therein which is owned by Grantor to the property described in Exhibit “A” attached hereto.

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 21 day of JUNE, 2013.

S K PROPERTIES, LLC


Shannon Kilgore, Its Managing Member

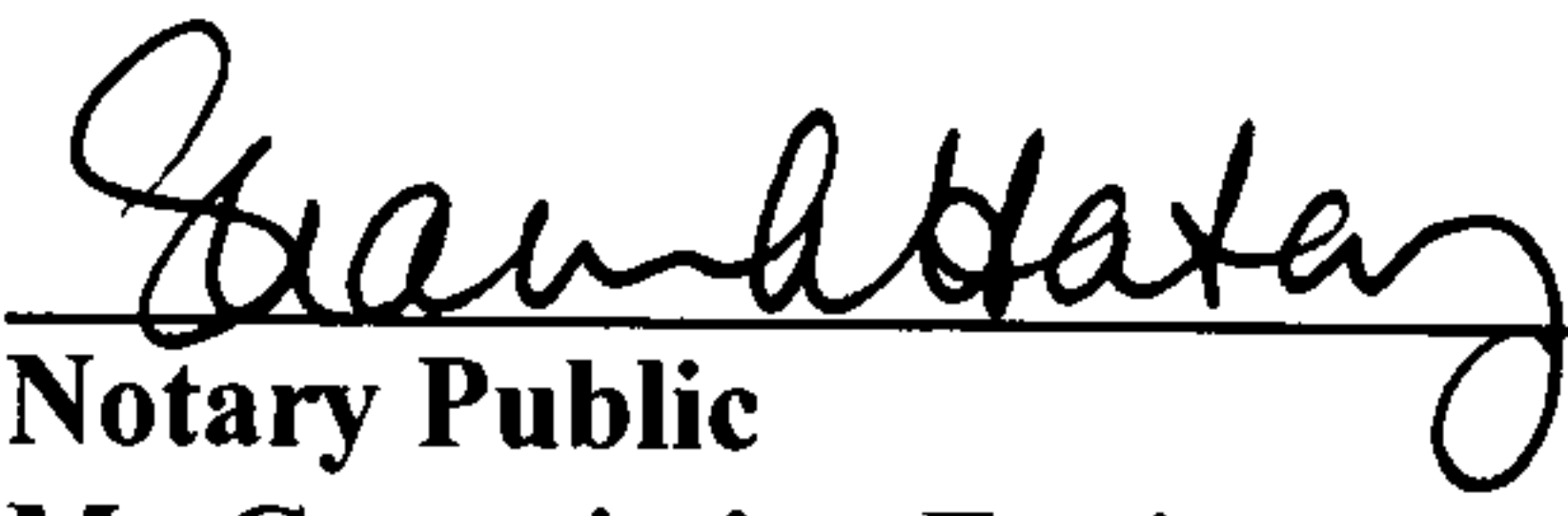
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shannon Kilgore, whose name as Managing Member of S K Properties, LLC, 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 Managing Member of said Alabama Limited Liability Company.

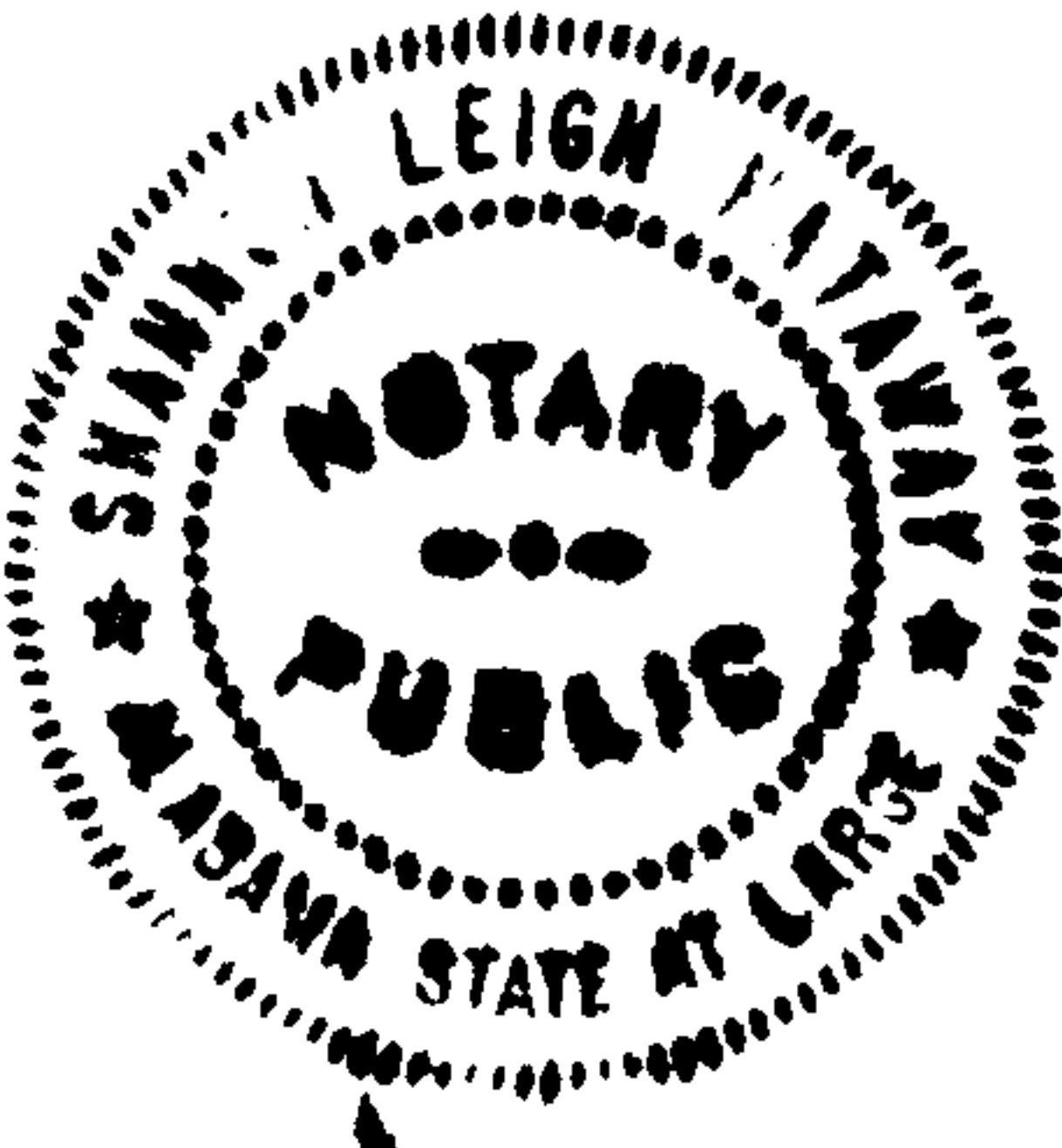
Given under my hand and official seal this 21 day of June, 2013.


20130621000256250 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
06/21/2013 03:34:07 PM FILED/CERT

Shelby County, AL 06/21/2013
State of Alabama
Deed Tax:\$30.50


Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: August 5, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Real Estate Sales Validation Form

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

Grantor's Name : S K Properties, LLC
Mailing Address 31050 Hwy 25
Wilsonville, AL 35186

Grantee's Name: Frank Corley Ellis, III, LLC
Mailing Address: P O Box 1177
Columbiana, AL 35051

Property Address: 31050 Hwy 25
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 30,500 - 1/2 interest

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
34-1-02-0-000-008.000

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 6/21/13

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

Print FRANK C. ELLIS IV

Unattested

(Verified by)