


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Marianna M. Ellis  
1919 Cahaba Valley Road  
Indian Springs, AL 35124

WARRANTY DEED

  
20140702000200270 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 01:45:02 PM FILED/CERT

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

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MARIANNA M. ELLIS, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

MARIANNA M. ELLIS AND KENNETH D. ELLIS, TRUSTEES, OR THEIR  
SUCCESSORS IN TRUST, UNDER THE ELLIS LIVING TRUST, DATED JULY 10, 2014,  
AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See ‘Exhibit A’ attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

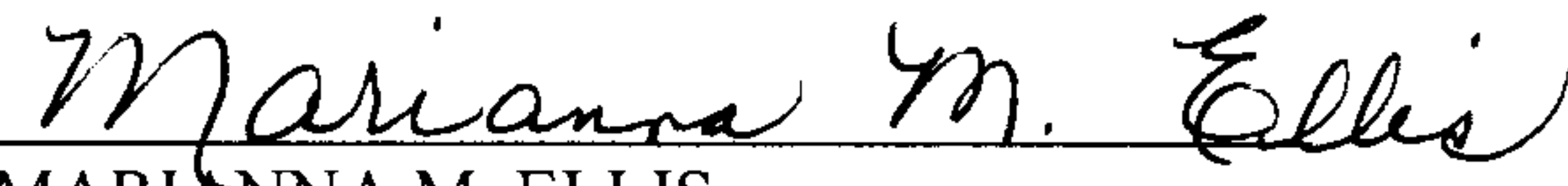
KENNETH D. ELLIS is a Trustee of trust. He has no equitable interest in the property.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

*THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

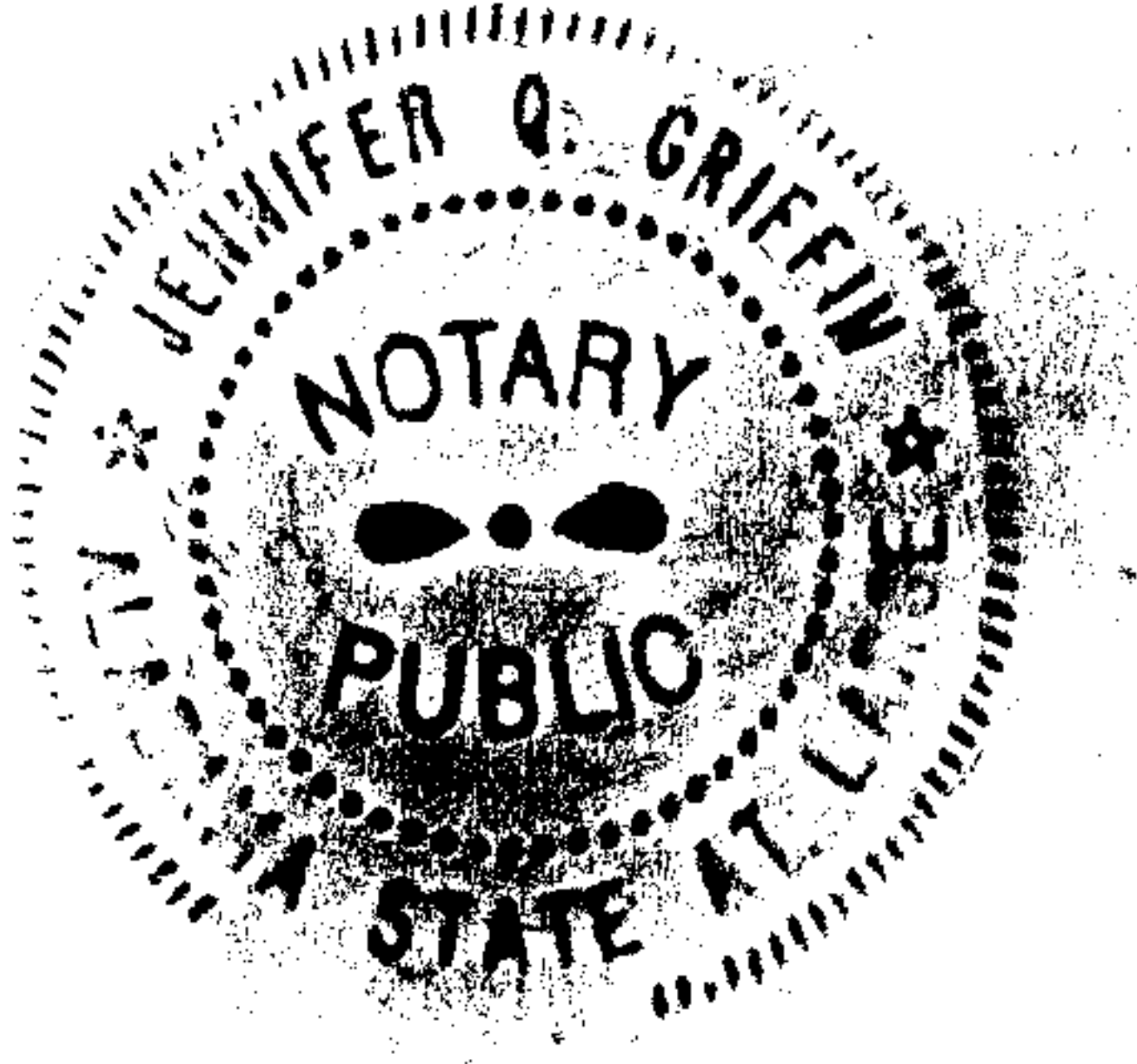
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of June, 2014.

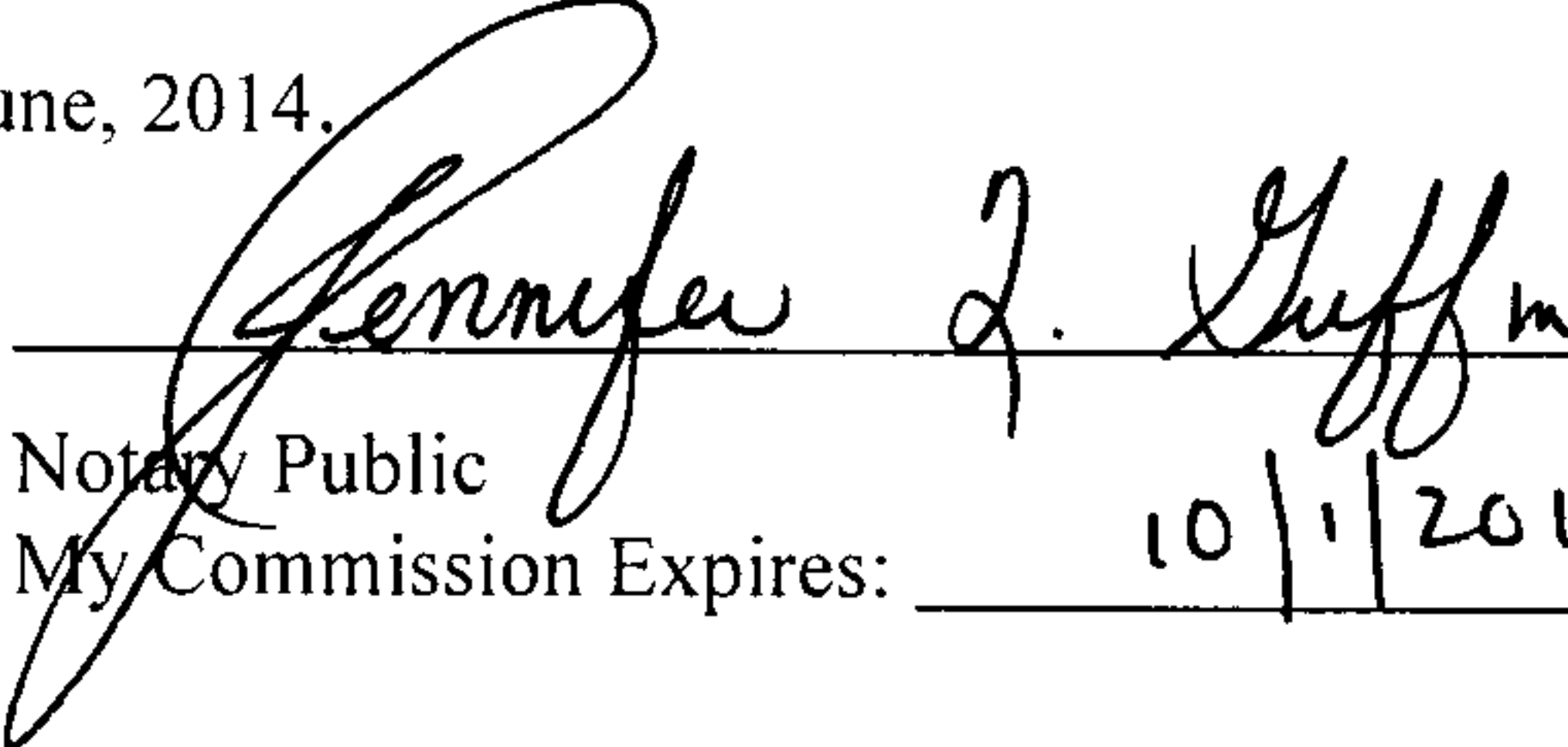
  
MARIANNA M. ELLIS

STATE OF ALABAMA )  
JEFFERSON COUNTY ) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Marianna M. Ellis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 27 day of June, 2014.



  
Notary Public  
My Commission Expires: 10/1/2014

Shelby County, AL 07/02/2014  
State of Alabama  
Deed Tax: \$6.00



Exhibit A

FROM THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 225.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 18.5 MINUTES TO THE RIGHT AND RUN WESTERLY 300 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN SOUTHERLY 190 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 27 DEGREES 30 MINUTES TO THE RIGHT AND RUN SOUTHWESTERLY ALONG THE WEST BOUNDARY LINE OF THIS DESCRIBED PARCEL OF LAND 212 FEET, MORE OR LESS, TO THE CENTER OF BISHOP CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF THIS DESCRIBED LAND, THENCE FROM THE POINT OF BEGINNING LOOKING SOUTHWESTERLY ALONG THE WEST BOUNDARY LINE OF THIS DESCRIBED LAND TURN AN ANGLE OF 1178 DEGREES 30 MINUTES TO THE LEFT AND RUN EASTERLY 50.0 FEET; THENCE TURN AN ANGLE OF 59 DEGREES TO THE RIGHT AND RUN SOUTHEASTERLY 279 FEET, MORE OR LESS, TO THE CENTER OF BISHOP CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF THIS DESCRIBED PARCEL OF LAND; THENCE RUN DOWN ALONG THE CENTER OF SAID CREEK, WITH THE MEANDERINGS THEREOF FOR 335 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THIS DESCRIBED LAND; THENCE RUN NORTHEASTERLY ALONG THE WEST BOUNDARY LINE OF THIS DESCRIBED LAND 212 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS LAND BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST.

Together with a non-exclusive easement described as follows, to-wit:

THAT CERTAIN PERPETUAL EASEMENT AND RIGHT-OF-WAY 50 FEET IN EASEMENT IS LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST.

## REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Marianna M. Ellis  
MAILING ADDRESS: 1919 Cahaba Valley Road  
Indian Springs, AL 35124  
PROPERTY ADDRESS: 1919 Cahaba Valley Road  
Indian Springs, AL 35124

GRANTEE NAME(S): Ellis Living Trust, dtd June 27, 2014  
MAILING ADDRESS: 1919 Cahaba Valley Road  
Indian Springs, AL 35124  
DATE OF SALE: June 27, 2014  
TOTAL PURCHASE PRICE: \$                       
OR  
ACTUAL VALUE: \$                       
OR  
ASSESSOR'S MARKET VALUE \$ 6000

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 appraised value

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 license 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 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: June 27, 2014

Print: Marianna M. Ellis

                     Unattested                       
(verified by)

Sign: Marianna M Ellis  
(Grantor/Grantee/Owner/Agent)



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