

Prepared by:
William Latham &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

8379 Old Hwy 280
Chelsea AL 35043

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Ten Thousand Dollars and no/100 (\$10,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Sandra R. Ellison a personal representative of the estate of Frank L. Rogers, deceased** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Squirrel's Realty LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Chilton~~ Shelby County, Alabama:

See Exhibit "A"

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns,

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; 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 heirs and assigns, forever, against the lawful claims of all persons.

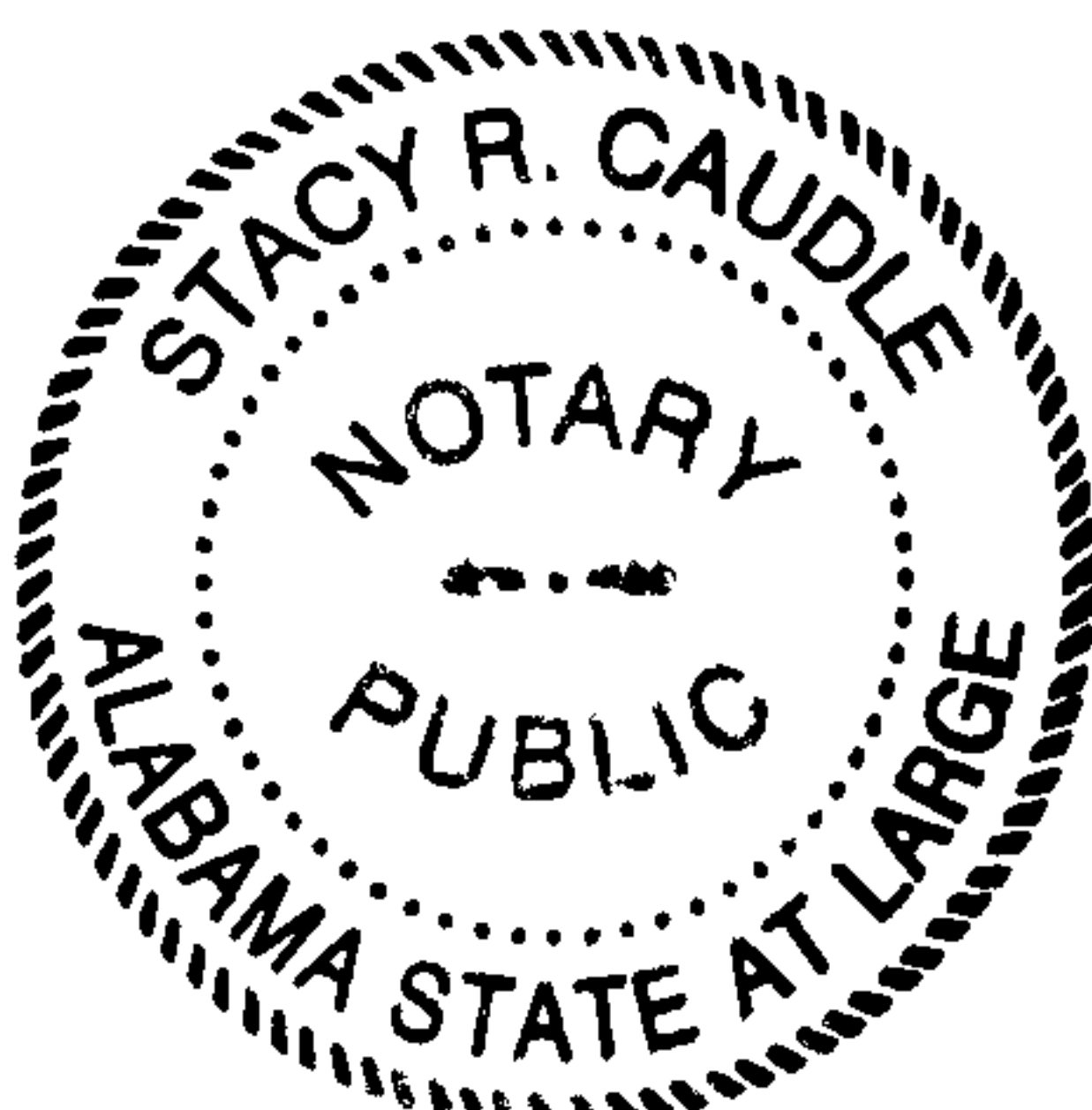
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 25 day of Sept, 2014.

Sandra R. Ellison per Rep
Sandra R. Ellison, as personal representative
Of the Estate of Frank L. Rogers, deceased

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Sandra R. Ellison**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25 day of Sept, 2014.



Stacy R. Caudle
NOTARY PUBLIC
My Commission is: 22714

20140925C00300990 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/25/2014 11:34:42 AM FILED/CERT

Shelby County, AL 09/25/2014
State of Alabama
Deed Tax: \$10.00

LEGEND	
DB	DEED BOOK
PG	PAGE
▲	ANCHOR
■	POWER POLE
—E—	OVERHEAD ELECTRIC
○	DESCRIBED MONUMENT
-X-X-X-	BARBED WIRE FENCE

BOUNDARY SURVEY FOR SANDRA ELLISON

FOUND
CAPPED
IRON
MOATES

DEED REFERENCES
DB 149 PG 463
DB 323 PG 205

NE CORNER OF
SW 1/4-NW 1/4 OF
S.2, T.24N, R.13E
SHELBY COUNTY

WEST 282 FEET

P.O.C.

Address:
8890 US Hwy 31 South
Calera, AL 35040

MARQUESS
DB 324 PG 103

FOUND
METAL
POST
NOT TO
SCALE

FOUND
IRON
PIPE

KILLINGSWORTH
DB 348 PG 595

SCALE IN FEET
0 25 50

0.50 AC.

Res.

Shed

SET
CAPPED
IRON

FLANERY
DB 274 PG 021

Riggs R. Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

Commence from the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 2, Township 24 North, Range 13 East in Shelby County, Alabama; thence West 282 feet to the west R.O.W. line of US Hwy 31 and a found capped iron; thence along said R.O.W. South 29°30'00" East, a distance of 199.60 feet to a set capped iron at the Point of Beginning; thence South 29°30'00" East, a distance of 116.00 feet to a set capped iron; thence South 52°10'00" West, a distance of 118.30 feet to a set capped iron; thence North 45°05'00" West, a distance of 202.60 feet to a found iron pipe; thence North 80°22'49" East, a distance of 182.34 feet back to the Point of Beginning, and containing 0.50 acres, more or less.

I, Michael Carroll, a Professional Land Surveyor, hereby certify that the foregoing is a true and correct map or plat; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief according to my survey this 27th day of August, 2014.

Michael Carroll

Michael Carroll
Alabama Registration No. 23155
2965 County Road 41
Clanton, AL 35046
205-280-0358 Office
205-299-2020 Cell

20140925000300990 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/25/2014 11:34:42 AM FILED/CERT



I have reviewed the FIRM Flood Hazard Boundary Map and found the described property is not located within a special flood hazard area, according to map dated 02-20-2013, Community Panel No. 01117C 0507E.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sandra Ellison
Mailing Address 2210 W. Utopian Dr. E.
#206
Clearwater, FL 33763

Grantee's Name Squibb's Realty
Mailing Address 8379 Old Hwy 280
Chelsea, AL 35043

Property Address N Hwy 31
Calera, AL 35040

Date of Sale 9-25-14
Total Purchase Price \$ 10,000

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 9-25-14

Print Stacy Caudle

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

