

SEND TAX NOTICE TO:
Robert P. Odgers
126 Creekwood Drive
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS & 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 Ten Thousand and no/100----- Dollar (\$10,000.00) 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, married, Kelly Ellis Davis, married and Christy Ellis Brasher, married** (herein referred to as grantor) do grant, bargain, sell and convey unto **ROBERT P. ODGERS and JENNIFER J. ODGERS**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, 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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSES.


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.

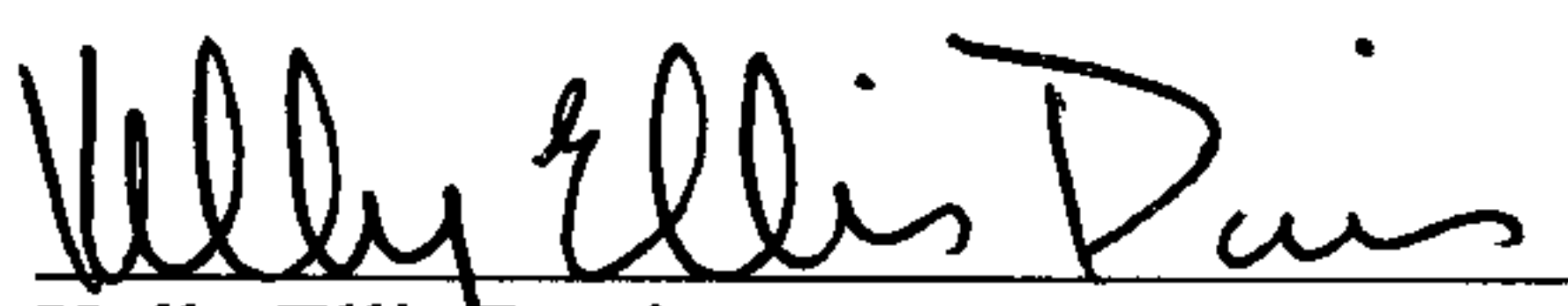
And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as 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, I have hereunto set my hand and seal this 11th day of December, 2014.


20141219000399140 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/19/2014 12:15:51 PM FILED/CERT

Shelby County, AL 12/19/2014
State of Alabama
Deed Tax: \$10.00


Frank C. Ellis, III

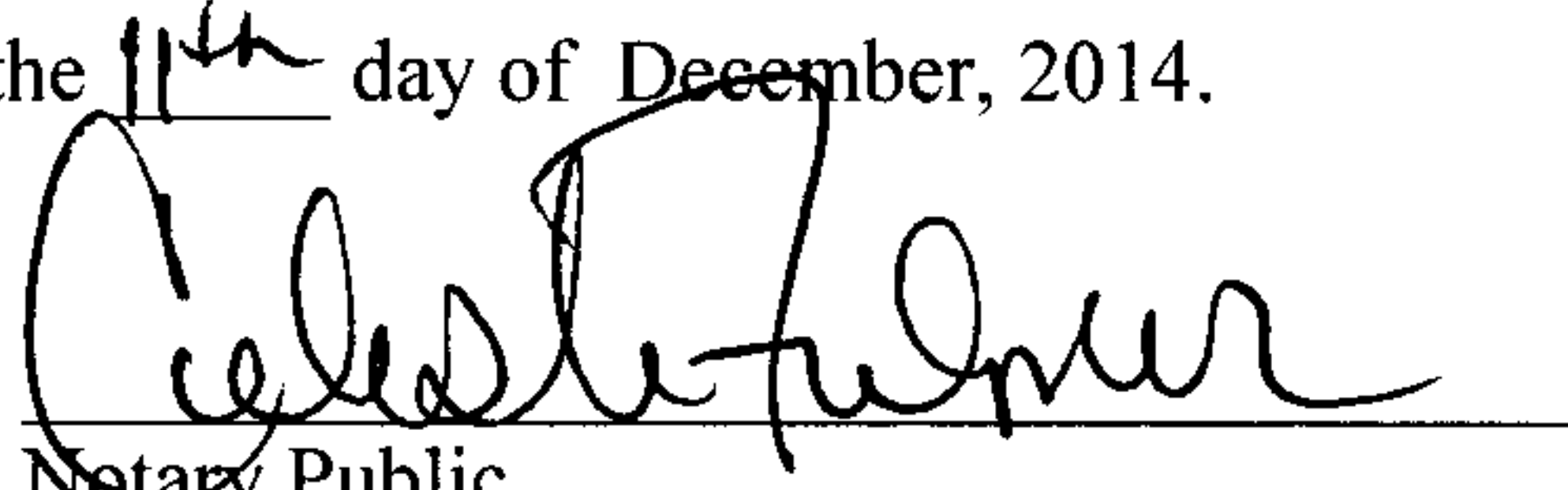

Kelly Ellis Davis


Christy Ellis Brasher

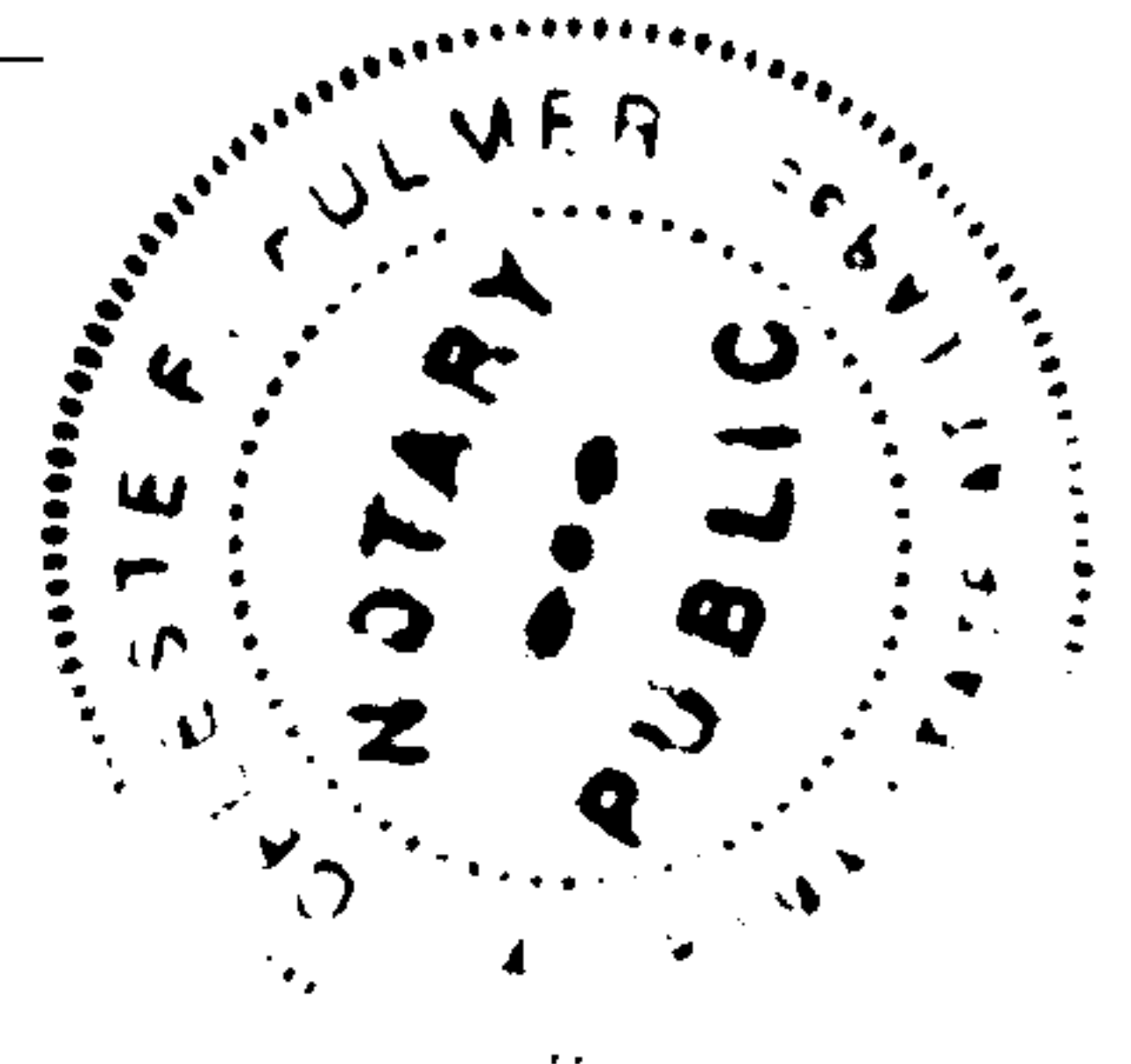
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, Kelly Ellis Davis and Christy Ellis Brasher are signed to the foregoing instrument and who are known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of December, 2014.



Notary Public
My Commission Expires: 10-9-16



20141219000399140 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/19/2014 12:15:51 PM FILED/CERT

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

Mailing Address P O Box 1177
Columbiana, AL 35051

(Buyer)

Grantee's Name Robert P. Odgers & Jennifer F. Odgers

Mailing Address 126 Creekwood Drive
Columbiana, AL 35051

Property Address: Lot 13, Hidden Springs
Columbiana, AL
Shelby County, Alabama

Date of Sale _____

Total Purchase Price \$ 10,000.00

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 (deed)

☐ 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 12-11-14

Sign Frank C. Ellis, III
(Grantor/Grantee/Owner/Agent) circle one

Print Frank C. Ellis, III, Kelly Ellis Davis, Christy Ellis Brasher

____ Unattested

____ (Verified by)