

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244
(No Title Examination Provided)

SEND TAX NOTICE TO:
Paula Sue Ellison
141 Parkview Drive
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Love and Affection and other good and valuable consideration, to the undersigned, Wayne M. Ellison and wife, Edna L. Ellison ("Grantor"), in hand paid by Paula Sue Ellison ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Commence at the NE corner of the NE Quarter of SW Quarter of Section 19, Township 20 South, Range 2 West, and run Westerly along the North line of said Quarter Quarter Section 60.00 feet to the point of beginning; thence continue along last described course 170.16 feet; thence turn left 90 degrees 28' 29" and run Southerly, 256.00 feet; thence turn left 89 degrees 31' 31" and run Easterly 170.16 feet; thence turn left 90 degrees 28' 29" and run northerly 256.00 feet to the point of beginning, containing 1 acre; situated in the NE 1/4 of SW 1/4 of Section 19, Township 20 South, Range 2 West, according to survey of Robert C. Farmer, P.L.S. Reg. No. 14720 dated November 6, 1990.


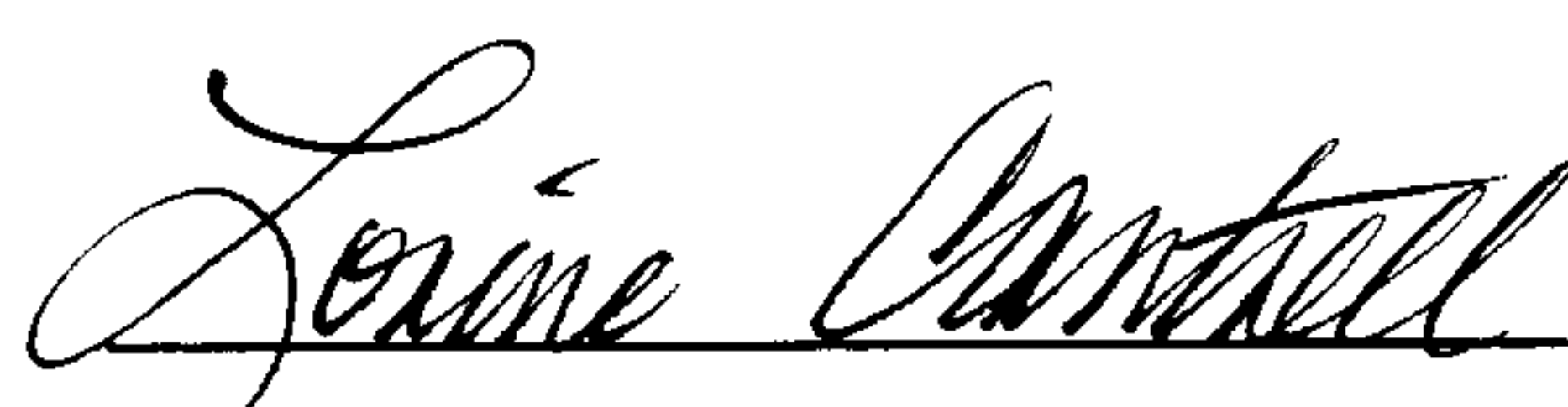
SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of Record.

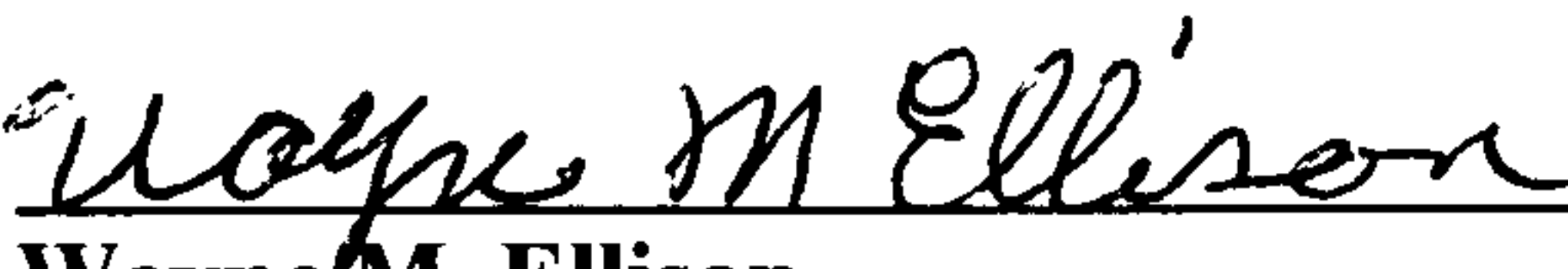
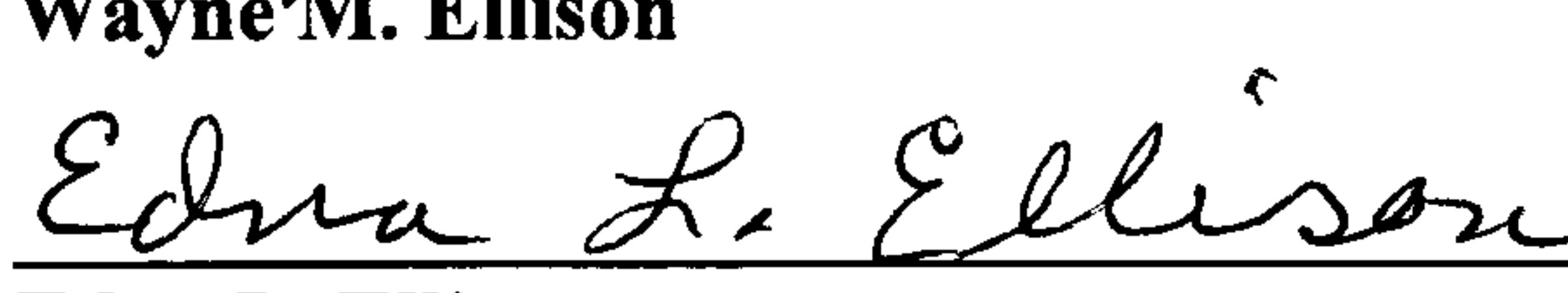
TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 2nd day of March, 2015.

WITNESSES:



Wayne M. Ellison

Edna L. Ellison

STATE OF ALABAMA)

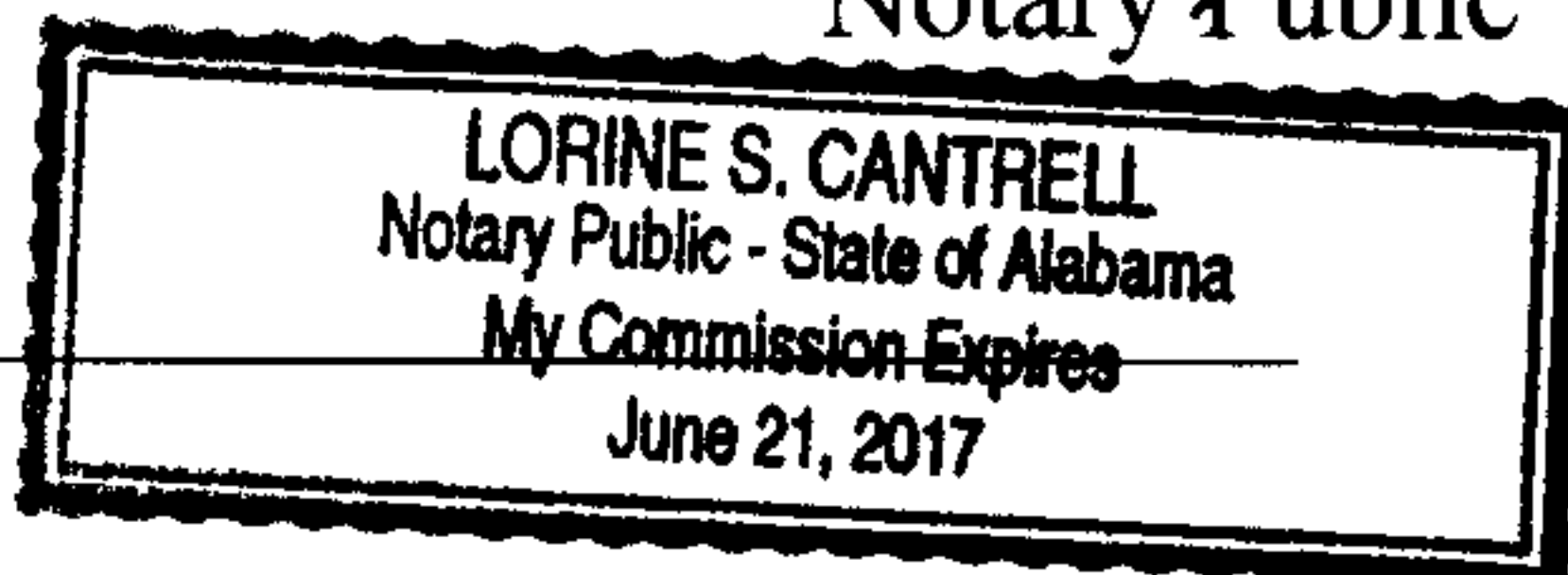
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Ellison and wife, Edna L. Ellison, whose names are signed to the foregoing conveyance, and who are 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 2nd day of March, 2015.


Notary Public

My Commission Expires: _____




20150303000064560 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/03/2015 09:54:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name:
Wayne M. and Edna L. Ellison
Mailing Address:
101 Parkview Drive
Pelham, Alabama 35124

Property Address:
141 Parkview Drive
Pelham, Alabama 35124

Grantee's Name:
Paula Sue Ellison
Mailing Address:
141 Parkview Drive
Pelham, Alabama 35124

Date of Sale: March 2, 2015
Total Purchase Price or Actual Value or
Assessor's Market Value: \$15,000.00

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 _____
Contract _____
Other _____

Appraisal Shelby County Assessor Appraisal Dept.
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 applicable.

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 Section 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 Section 40-22-1 (h).

Date: 3/2/2015
Date: 3/2/2015

Wayne M. Ellison
Wayne M. Ellison - Grantor
Edna L. Ellison
Edna L. Ellison - Grantor

Form RT-1

