

THIS INSTRUMENT PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

SEND TAX NOTICE TO:
Tom Eli Stevens & Leila Morton
3859 South Cove Dr.
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand Nine Hundred and no/100 Dollars (\$69,900.00) 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, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **TOM ELI STEVENS AND LEILA MORTON** (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

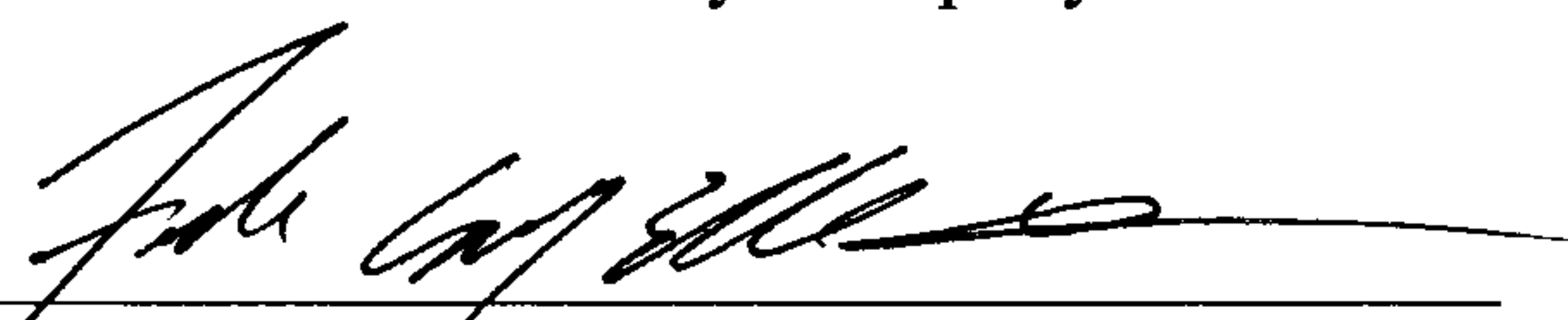
\$34,900.00 of the above recited purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

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, Grantor has, by its Managing Member, hereunto set its hand and seal, this 20th day of May, 2015.

FRANK C. ELLIS, III, LLC,
an Alabama Limited Liability Company

BY: 
Frank Corley Ellis, III - 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 Frank Corley Ellis, III, whose name as Managing Member of Frank C. Ellis, III, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 20th day of ~~December~~ ^{May}, 2015.


Notary Public
My Commission Expires: 9/12/15



Shelby County, AL 05/21/2015
State of Alabama
Deed Tax: \$35.00


20150521000168260 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
05/21/2015 10:33:05 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said 1/4-1/4 for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degrees 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said 1/4-1/4 for 1353.85 feet to a point, being the Southwest corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said 1/4-1/4 for 1105.62 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument #1995-1728, said point being the NE corner of SW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress, egress, and utilities over and across the following described property:

A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the SW 1/4 of the SW 1/4 and over the East 14 feet of the North 217.00 feet of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.

PARCEL I:

Commence at the Northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said 1/4-1/4 for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degrees 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said 1/4-1/4 for 1353.85 feet to a point, being the Southwest corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said 1/4-1/4 for 1105.62 feet to the point of beginning.


20150521000168260 2/4 \$58.00
Shelby Cnty Judge of Probate, AL
05/21/2015 10:33:05 AM FILED/CERT

Said parcel is lying in the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument #1995-1728, said point being the NE corner of SW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress, egress, and utilities over and across the following described property:

A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the SW 1/4 of the SW 1/4 and over the East 14 feet of the North 217.00 feet of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.



20150521000168260 3/4 \$58.00
Shelby Cnty Judge of Probate, AL
05/21/2015 10:33:05 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 Frank C. Ellis, III, LLC
Mailing Address P O Box 1177
Columbiana, AL 35051

Grantee's Name Tom Eli Stevens & Leila Morton
Mailing Address: 3859 South Cove Drive
Birmingham, AL 35213

Property Address: County Rd 56
Wilsonville, AL

Date of Sale May 20, 2015

Total Purchase Price \$ 69,900.00

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
☐ 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 5/20/15

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

Print FRANK C. ELLIS III

☐ Unattested

(Verified by)

