

This Instrument was Prepared by:

Send Tax Notice To: Frank C. Ellis Jr., LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

PO Box 1177
Columbiana, AL 35057

File No.: MV-15-22191

WARRANTY DEED



20150623000210090 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
06/23/2015 09:25:30 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amery Kay Robinson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frank C. Ellis Jr., LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the Northeast corner of section 25, Township 21 South, Range 1 West and run South along east line of said section a distance of 1304.0 feet; thence turn an angle of 108 degrees 32 minutes to the right and run a distance of 298.27 feet; thence turn an angle of 13 degrees 33 minutes to the left and run a distance of 1405.59 feet to a point on the North right of way line of Kingdom Road and the point of beginning; thence turn an angle of 23 degrees 23 minutes to the right and run along the North right of way line of said road a distance of 172.21 feet; thence turn an angle of 110 degrees 23 minutes to the right and run a distance of 104.6 feet; thence turn an angle of 47 degrees 33 minutes to the right and run a distance of 184.21 feet; thence turn an angle of 123 degrees 57 minutes to the right and run a distance of 171.06 feet to point of beginning; situated in the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.


Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of June, 2015.


Amery Kay Robinson

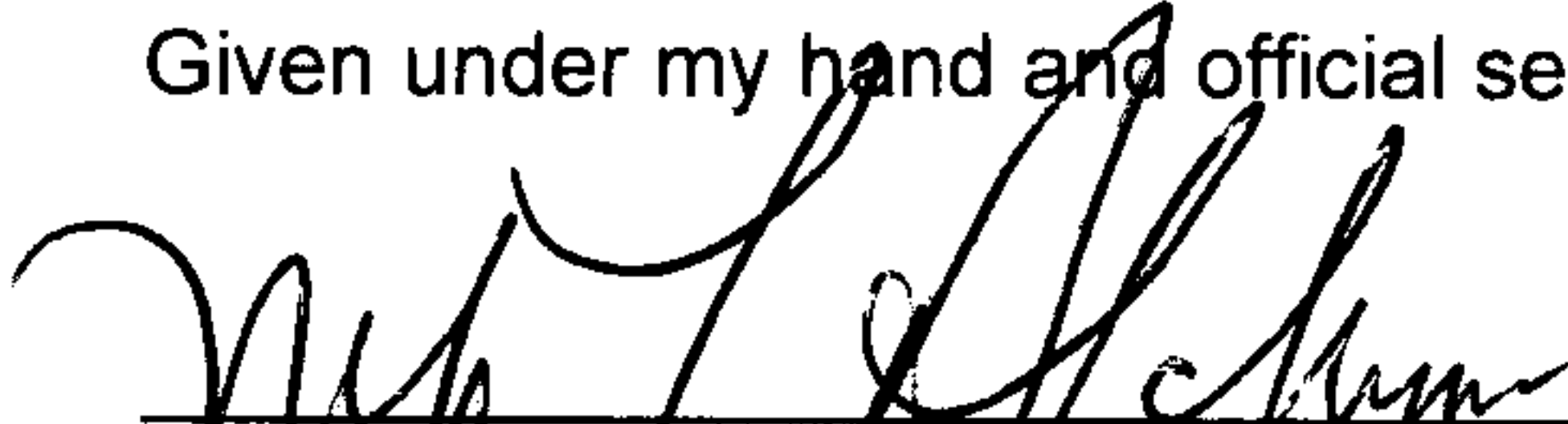
Shelby County, AL 06/23/2015
State of Alabama
Deed Tax:\$60.00

State of Alabama

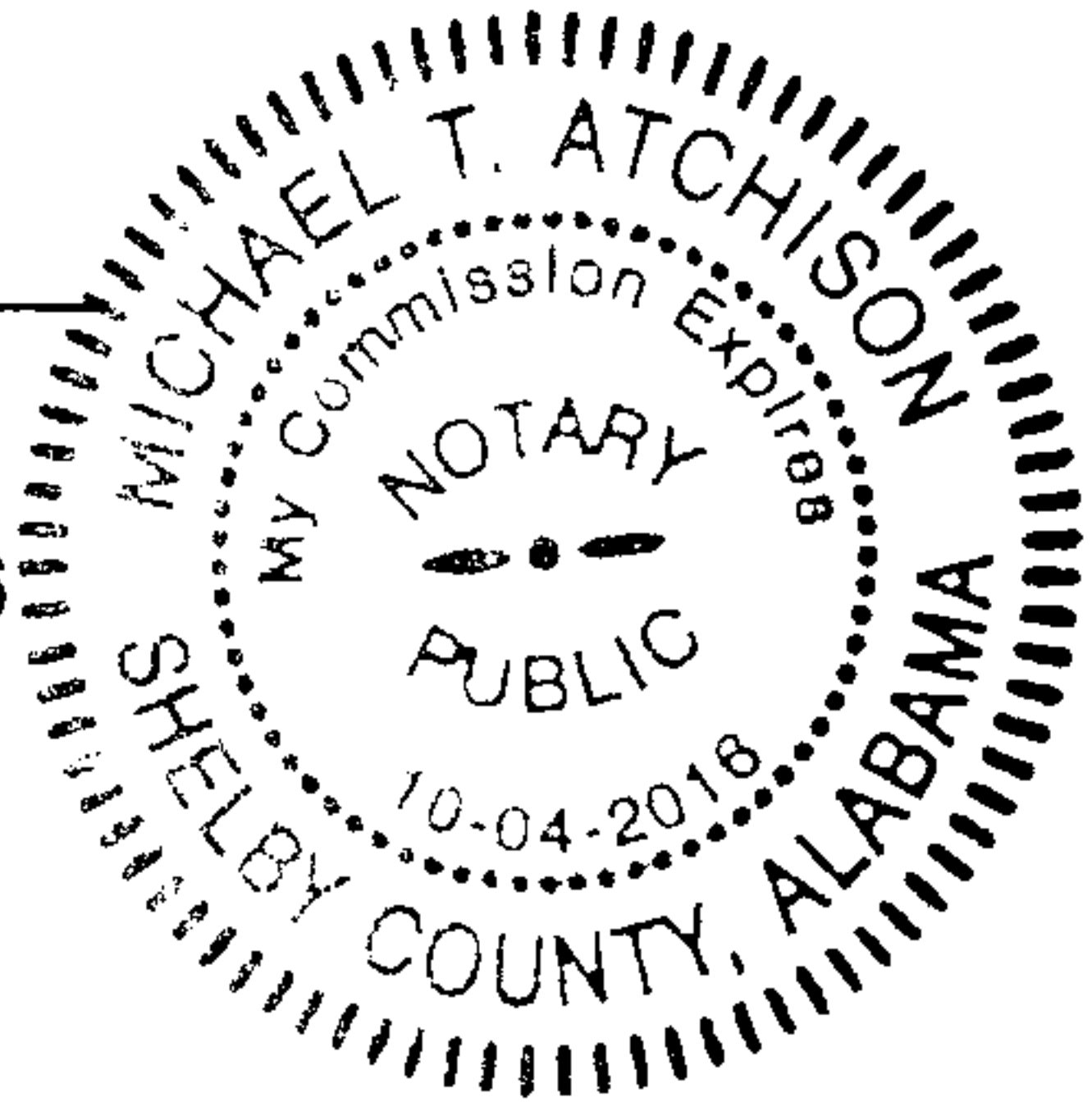
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Amery Kay Robinson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2015.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016



Real Estate Sales Validation Form

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

Grantor's Name Amery Kay Robinson

Grantee's Name Frank C. Ellis Jr., LLC

Mailing Address

584 Hwy 307
Shelby, AL 35143

Mailing Address

P.O. Box 1177
Columbiana AL 35051

Property Address 511 Ferry Road
Columbiana, AL 35051

Date of Sale June 18, 2015

Total Purchase Price \$60,000.00

or

Actual Value

or

Assessor's Market Value



20150623000210090 2/2 \$77.00
Shelby Cnty Judge of Probate, AL
06/23/2015 09:25:30 AM FILED/CERT

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 of 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 June 11, 2015

Print Amery Kay Robinson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one