

This Instrument was ~~Prepared~~ by:

Send Tax Notice To: Bethany B. Hutton

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22313

302 Thompson Street
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



20150813000281560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/13/2015 02:19:36 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty One Thousand Five Hundred Dollars and No Cents (\$121,500.00)**, 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, **Anthony Ellison and wife, Amy Ellison** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bethany B. Hutton and William T. Hutton** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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.

\$123,979.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 10th day of August, 2015.

Anthony Ellison
By: *Amy Ellison, AS ATTORNEY IN FACT* *Amy Ellison*
Anthony Ellison Amy Ellison
By: Amy Ellison, As Attorney In Fact

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 Anthony Ellison By: Amy Ellison, Attorney in Fact and Amy Ellison, 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 10th day of August, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

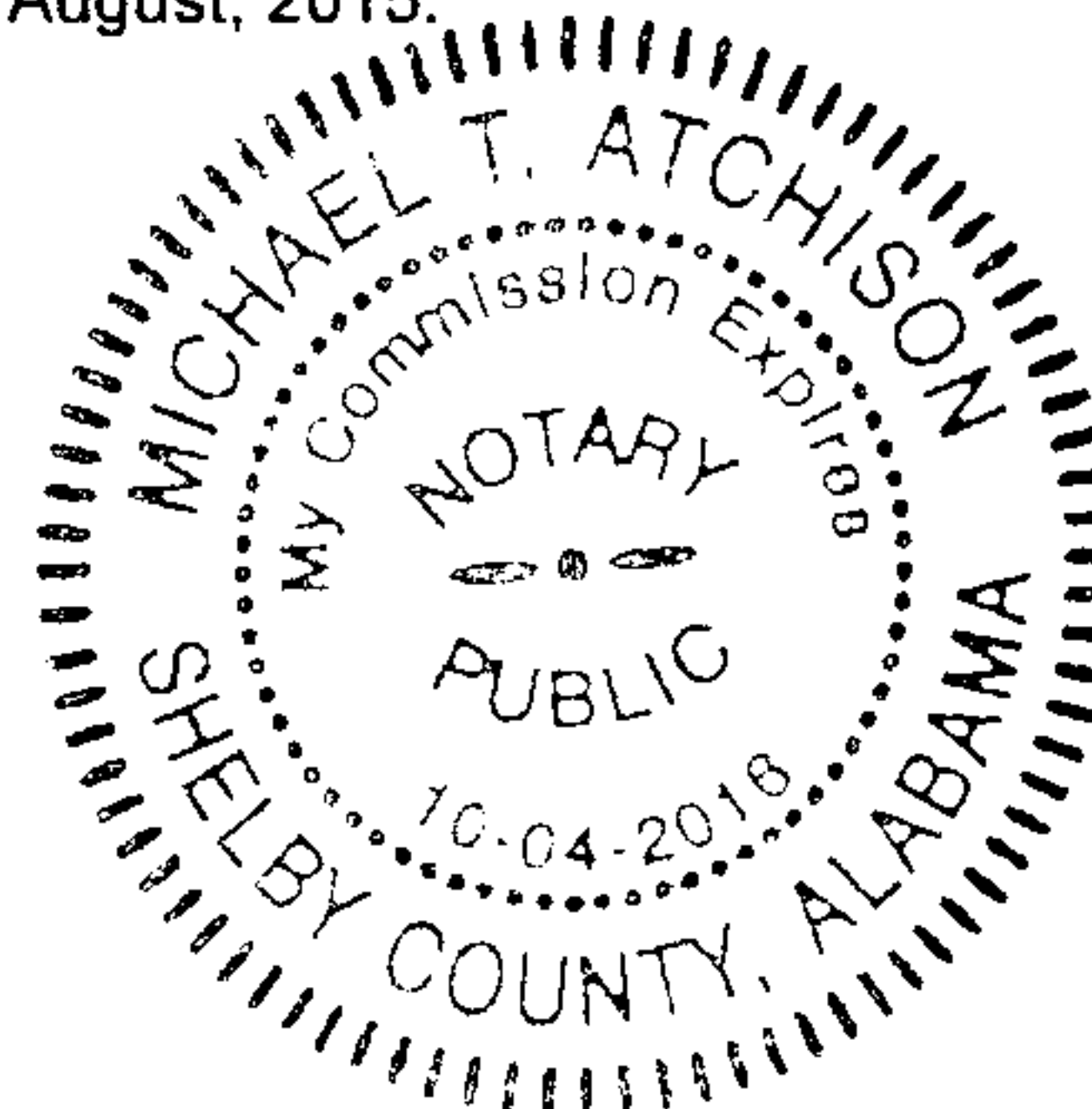


EXHIBIT "A"
LEGAL DESCRIPTION

A Lot in the Town of Columbiana, Shelby County, Alabama, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, more particularly described as follows:
Commencing at the intersection of the North line of the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, with the West line of Thompson Street in the town of Columbiana, and run in a southerly direction along the West line of Thompson Street a distance of 109 feet to the Northeast corner of the Vick Lot; thence westerly direction and parallel with the North line of a narrow street or alley and along the North line of the Vick Lot and the Edmondson Lot to the East line of the Gould Lot (Now owned by Willie Gould Heath); thence in a northerly direction along the East line of the Gould Lot to the North line of the Northwest Quarter of Northwest Quarter of Section 25, Township 21, Range 1 West ; thence in an easterly direction along the North line of said Northwest Quarter of Northwest Quarter of said Section 25, Township 21, Range 1 West a distance of 251 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Anthony Ellison
Mailing Address 635 Rocky Ridge Road
Columbiana, AL 35051

Grantee's Name Bethany B. Hutton
Mailing Address 302 Thompson St.
Columbiana, AL 35051

Property Address 302 Thompson Street
Columbiana, AL 35051


Date of Sale August 10, 2015
Total Purchase Price \$121,500.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx Other


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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 August 10, 2015

Print Anthony Ellison

Unattested

Sign

Anthony Ellison
By F.O.A.
(Grantor/Grantee/Owner/Agent) circle one

(verified by)