

This Deed prepared without the benefit of a Title Search and no representation is made as to the Title of the Property.

This instrument was prepared by

Send Tax Notice To:

Cicio and Cicio, P.C.
(Name)

Brandi Malone
(Name)

2153 14th Avenue South, Birmingham, AL 35205
(Address)

135 Davis Drive, Columbiana, AL 35051
(Address)

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one (\$10.00) and any other good and valuable consideration, paid to the undersigned Grantor, Wayne Ellison, unmarried man, in hand paid by the Grantee named herein, the receipt whereof is hereby acknowledged, I,

Wayne Ellison

(herein referred to as Grantor (whether one or more), grant, bargain, sell and convey unto

Brandie Malone

(herein referred to as Grantee (whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #21 9 32 0 000 043.000

Parcel "B"

A Parcel of land lying on the west side of Shelby County Highway No. 97 (60' Right of Way), located in the North half of the East half of the Southwest quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the southwest corner of the East half of the Southwest quarter of said Section 32, said point being a solid rebar, thence North 00° 10' 37" East for a distance of 1348.41 feet to a 5/8" rebar, said point being the POINT OF BEGINNING of the parcel herein described; thence continue North 00° 10' 37" East for a distance of 1348.41 feet to a 5/8" rebar marking the northwest corner of said East half; thence North 89° 29' 58" East for a distance of 1104.86 feet to a 5/8" rebar on the western right of way of Shelby County Highway No. 97; thence along said right of way the following three calls: South 46° 45' 51" East for a distance of 173.49 feet to a point on a curve to the right having a radius of 190.00 feet with a chord bearing of South 23° 38' 50" East and a chord distance of 153.41 feet; thence along said curve an arc distance of 157.92 feet; thence South 00° 09' 49" West for a distance of 995.97 feet to a 5/8" rebar; thence leaving said right of way South 89° 21' 34" West for a distance of 1298.39 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 39.62 Acres, more or less.

Parcel "C"

A Parcel of land lying on the east side of Shelby County Highway No. 97 (60' Right of Way), located in the North half of the East half of the Southwest quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the northeast corner of the East half of the Southwest quarter of said Section 32, said point being 3" capped pipe, thence South 00° 00' 51" East for a distance of 156.45 feet to the northern right of way of said Shelby County Highway No. 97, said point being on a curve to the left having a radius of 250.00 feet with a chord bearing of North 36° 01' 09" West and a chord distance of 98.40 feet; thence along said right of way, along said curve an arc distance of 99.05 feet; thence continue along said right of way North 46° 45' 51" West for a distance of 110.45 feet; thence leaving said right of way North 89° 29' 58" East for a distance of 138.30 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 0.22 Acres, more or less. Said parcel being subject to prescriptive right of way of Shelby County Highway 314, and a gravel driveway for access to property to the east.

Subject to easements and restrictions of record.

Subject to liens, restrictions, claims and mortgages of record.

This is not the homestead of the Grantor.

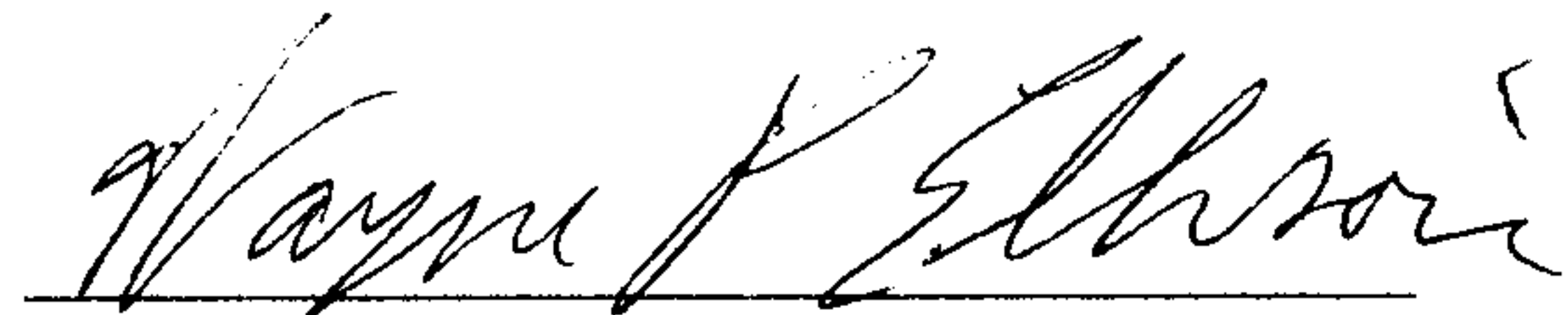
Shelby County, AL 03/25/2016
State of Alabama
Deed Tax: \$181.50

20160325000096790 1/3 \$201.50
Shelby Cnty Judge of Probate, AL
03/25/2016 11:15:06 AM FILED/CERT

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted about; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claim of all persons.

25 **IN WITNESS WHEREOF**, I have hereunto set my hand(s) and seal(s), this the day of March, 2016.

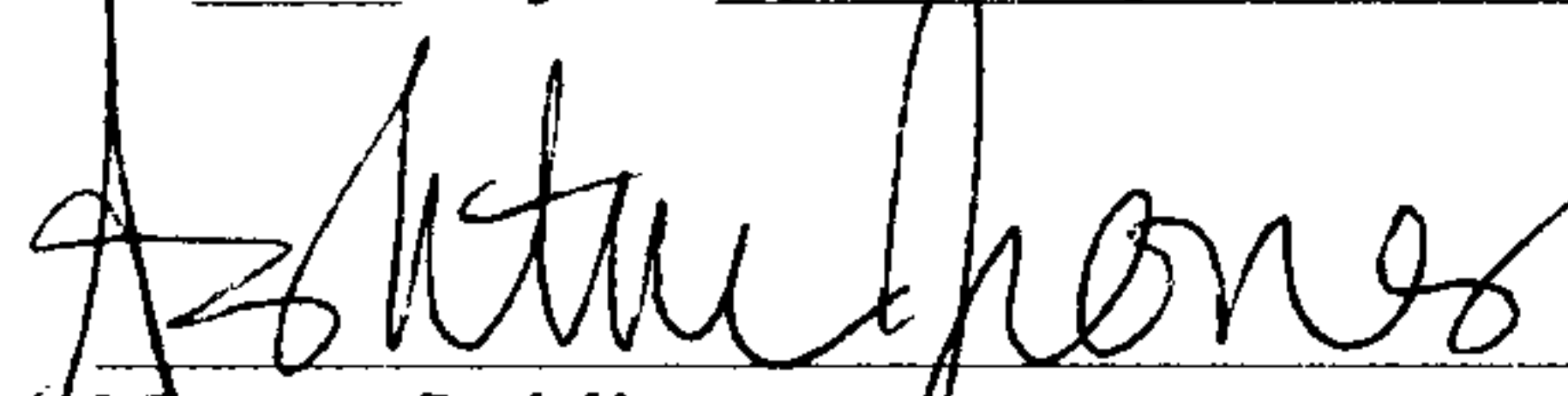

Wayne Ellison

STATE OF ALABAMA }
SHELBY COUNTY }

GENERAL ACKNOWLEDGEMENT

I, Ashton Jones, a Notary Public in and for said County, in said State, hereby certify that Wayne Ellison, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2016.


Notary Public
My Commission Expires: November 26, 2018

GRANTOR:

Wayne Ellison
Post Office Box 564
Columbiana, Alabama 35051

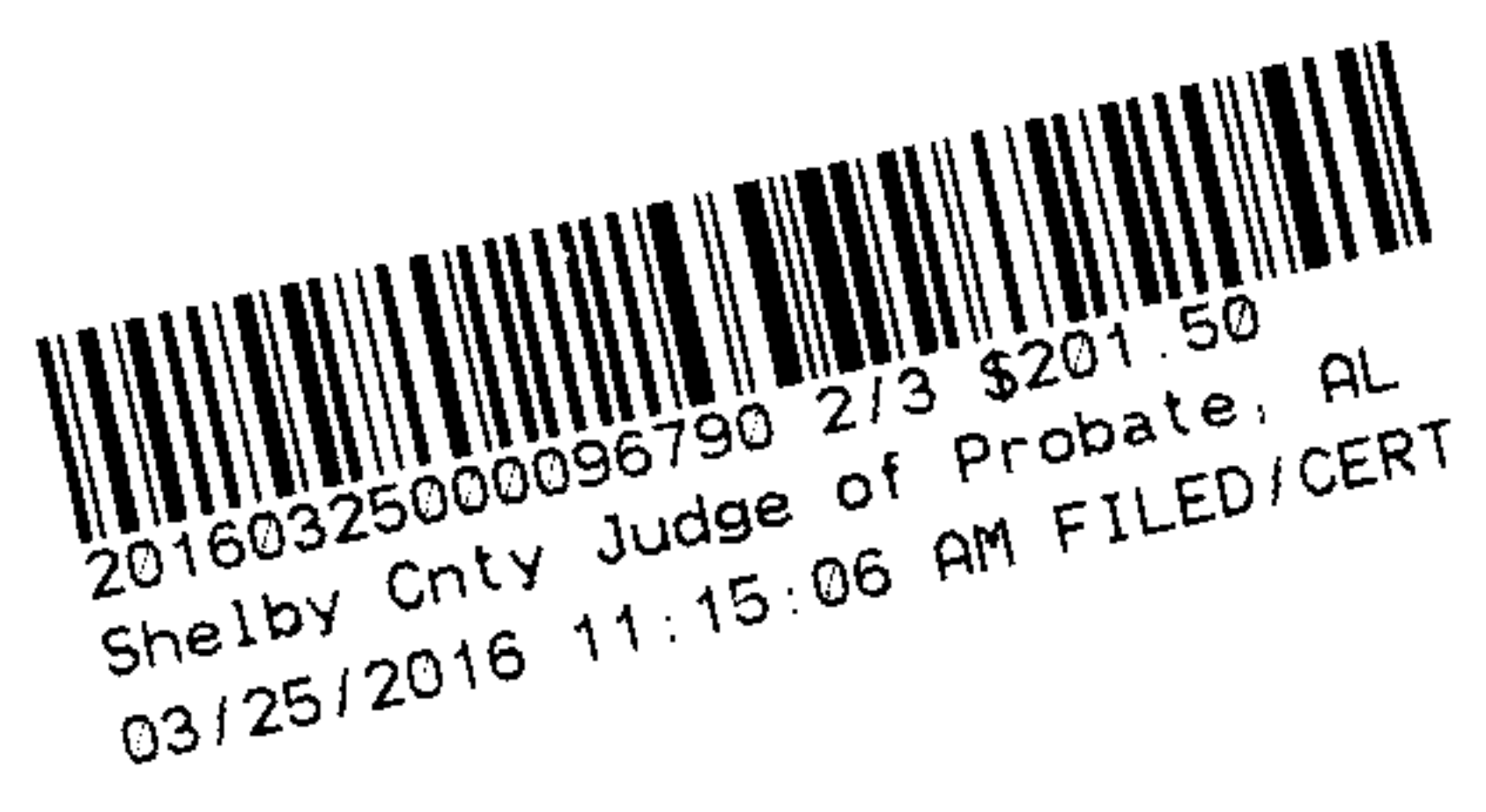


GRANTEE:

Brandie Malone
135 Davis Drive
Columbiana, Alabama 35051

PROPERTY ADDRESS:

Highway 97
Columbiana, Alabama



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 Ellison
Mailing Address P.O. Box 564
Columbiana AL 35051

Grantee's Name Brandi Malone
Mailing Address 135 Davis Dr
Columbiana 35051

Property Address Hwy 97
Columbiana 35051

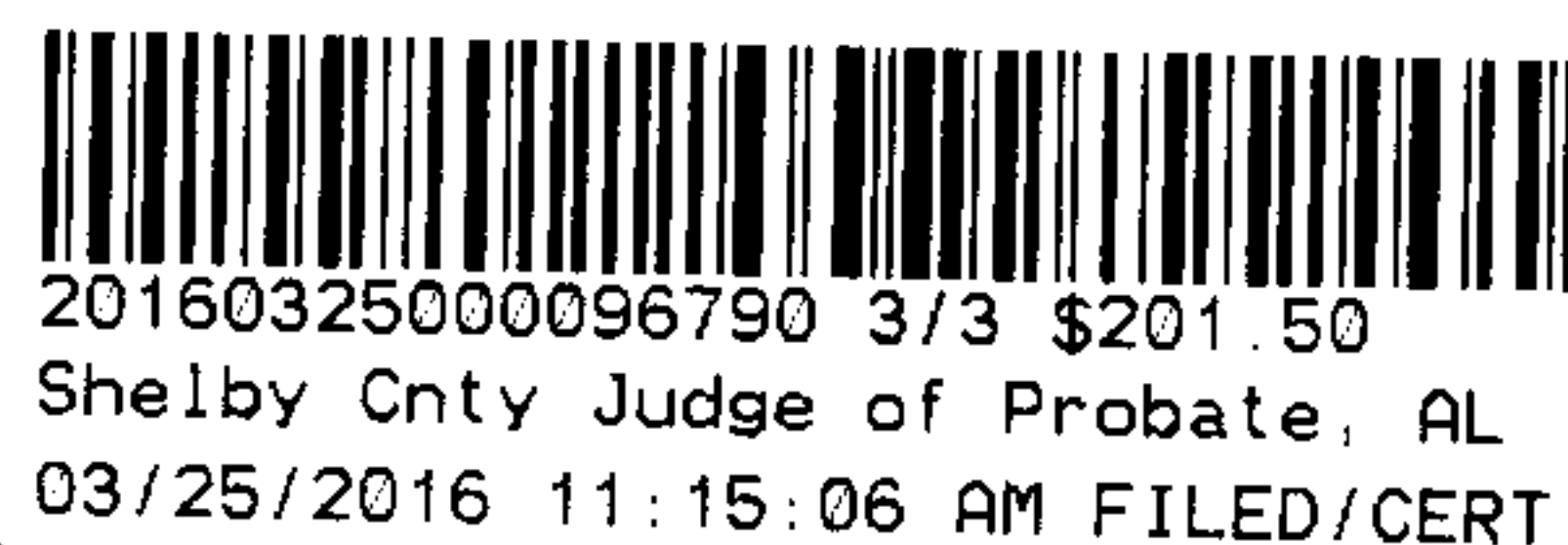
Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

Assessor's Market Value \$ 181,333.

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 3-25-16

Print Brandie Malone

☐ Unattested
(verified by)

Sign Brandie Malone
(Grantor/Grantee/Owner/Agent) circle one