

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:

Jacob Martin Ellison

2159-HWY-52-E

PELHA-ALA-35124

STATE OF ALABAMA)

COUNTY OF SHELBY)



20160602000189750 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/02/2016 01:06:39 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, Wayne M. Ellison and wife, Edna L. Ellison (referred to herein as "Grantors"), in hand paid by Jacob Martin Ellison (referred to herein as "Grantee"), the receipt whereof is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN N 0°00'00" E, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 248.79'; THENCE RUN N 70°52'35" W FOR 620.57' TO A SET CAP REBAR; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR AND THE POINT OF BEGINNING; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR; THENCE RUN S 82°09'25" W FOR 210.00' TO A SET CAP REBAR; THENCE RUN S 7°52'35" E FOR 210.88' TO A SET CAP REBAR; THENCE RUN N 82°09'25" E FOR 210.00' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES.

ALSO:

20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN N 0°00'00" E, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 248.79'; THENCE RUN N 70°52'35" W FOR 620.57' TO A SET CAP REBAR; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR; THENCE RUN S 82°09'25" W FOR 210.00' TO A SET CAP REBAR AND THE POINT OF BEGINNING OF A 20 FOOT EASEMENT, LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WITH THE FOLLOWING COURSES FOLLOWING SAID CENTERLINE; THENCE RUN S 82°09'21" W FOR 55.08'; THENCE RUN S 1°36'26" E FOR 71.01'; THENCE RUN S 12°36'27" W FOR 42.17'; THENCE RUN S 28°29'33" W FOR 42.32'; THENCE RUN S 42°04'51" W FOR 48.12'; THENCE RUN S 46°54'40" W FOR 55.43'; THENCE RUN S 42°44'10" W FOR 48.09'; THENCE RUN S 26°18'52" W FOR 50.28'; THENCE RUN S 24°24'30" W FOR 49.91'; THENCE RUN S 27°32'38" W FOR 57.27'; THENCE RUN S 29°04'29" W FOR 26.43'; THENCE RUN S 27°41'59" W FOR 31' MORE OR LESS TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52 AND THE END OF SAID EASEMENT.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

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

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, his 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 June, 2016.

WITNESSES:

Anne Marshall

Wayne M. Ellison
Wayne M. Ellison

Anne Marshall

Edna L. Ellison
Edna L. Ellison

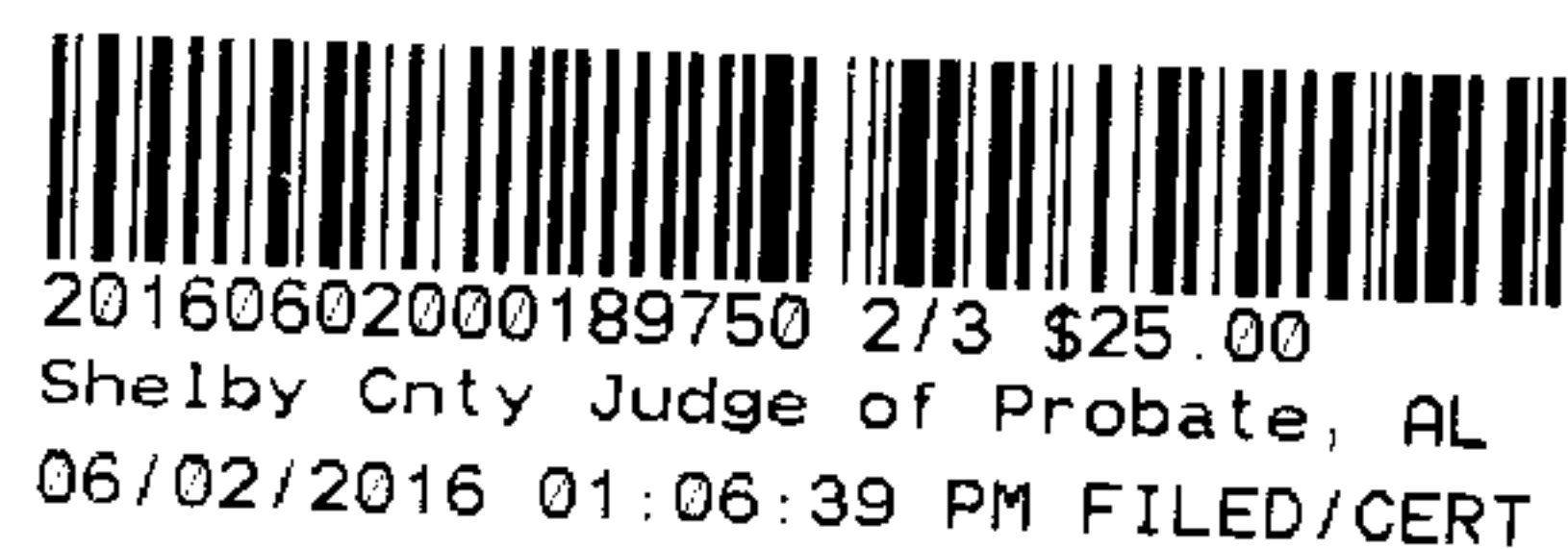
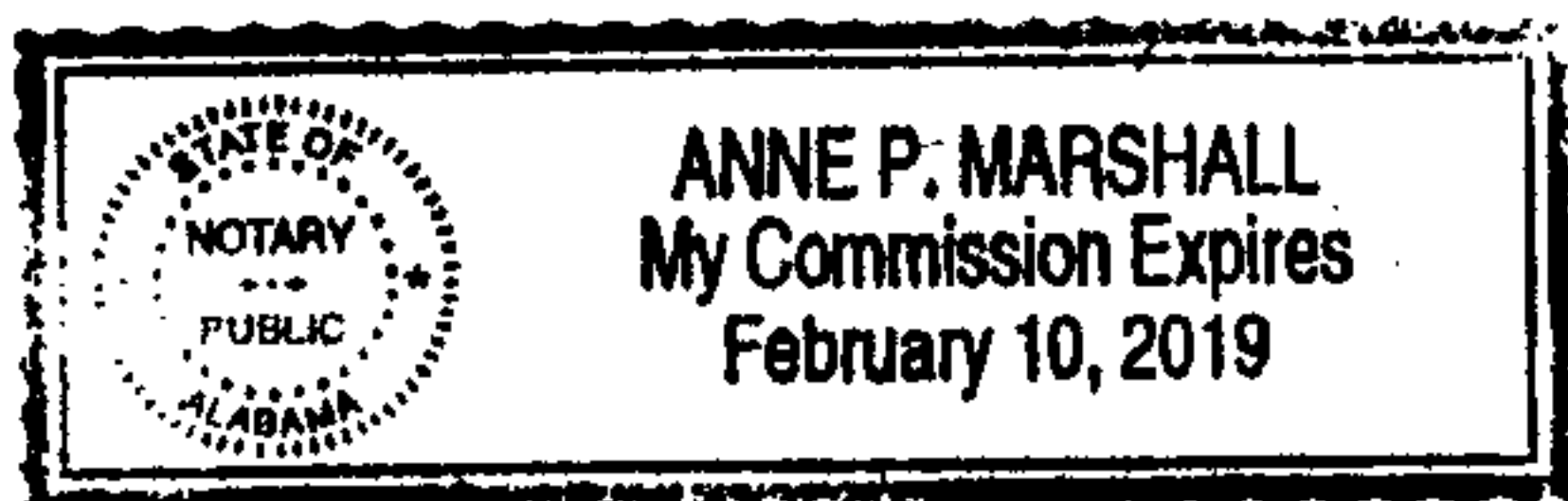
STATE OF ALABAMA)
COUNTY OF SHELBY)

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 June, 2016.

Anne P. Marshall
Notary Public

My Commission Expires: 2/10/2019



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. Ellison
Mailing Address Edna L. Ellison
101 Parkview Drive
Pelham, AL 35124

Grantee's Name Jacob Martin Ellison
Mailing Address 2159-HWY-52-E
PELHAM-ALA
35124

Property Address Part of the NE 1/4 of the SW 1/4 of
Section 25, TS 20 South, Range 3 West
Shelby County, Alabama

Date of Sale June 2, 2016

Total Purchase Price \$ 5,000.00

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


20160602000189750 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/02/2016 01:06:39 PM FILED/CERT

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 June 2, 2016

Print Wayne M. Ellison

☐ Unattested

(verified by)

Sign

Wayne M. Ellison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1