

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Atkinson Holdings, LLC
P O Box 382362
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20170110000008980 1/3 \$51.00
Shelby Cnty Judge of Probate: AL
01/10/2017 03:37:27 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Twenty Thousand No/00 Dollars (\$320,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jackie E. Elliott and wife, Judith H. Elliott (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Atkinson Holdings, LLC, an Alabama Limited Liability Company, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

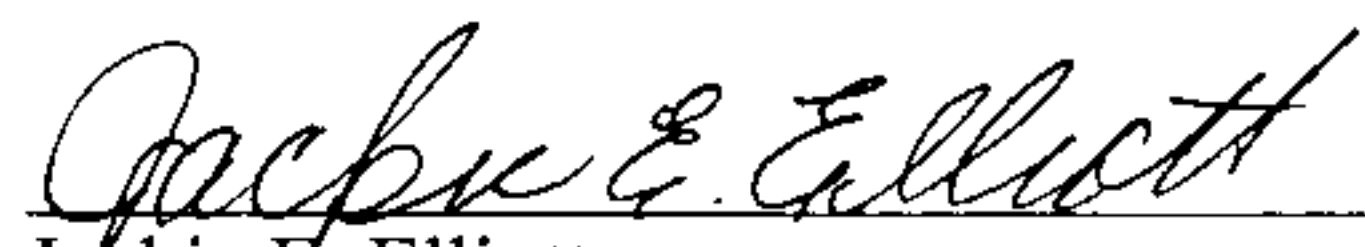
Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$290,000.00 of the above recited purchase price is being paid by a purchase money mortgage being recorded 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 successors and assigns, and 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of December, 2015.



Jackie E. Elliott

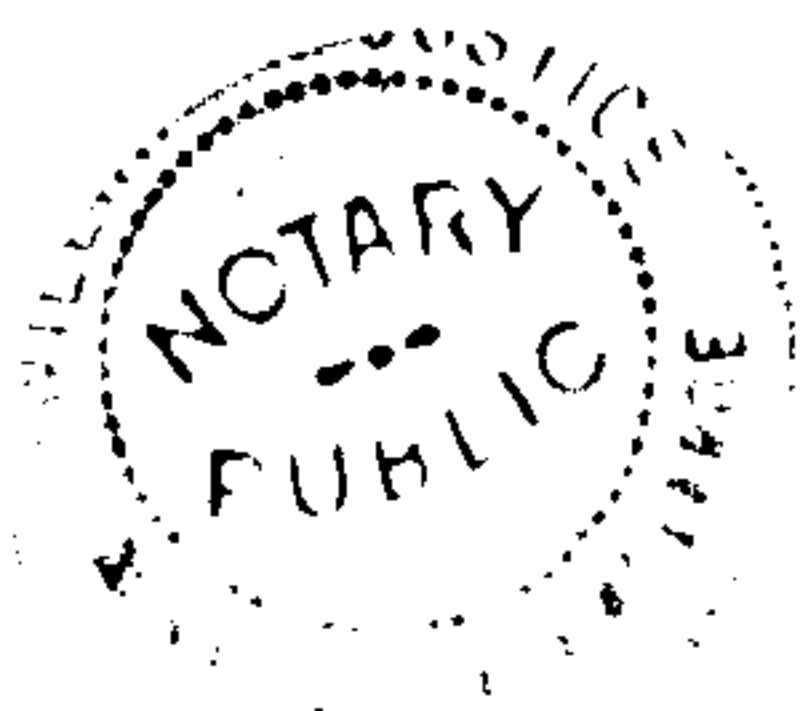


Judith H. Elliott

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie E. Elliott and Judith H. Elliott, who 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 official seal this 23rd day of December, 2015.



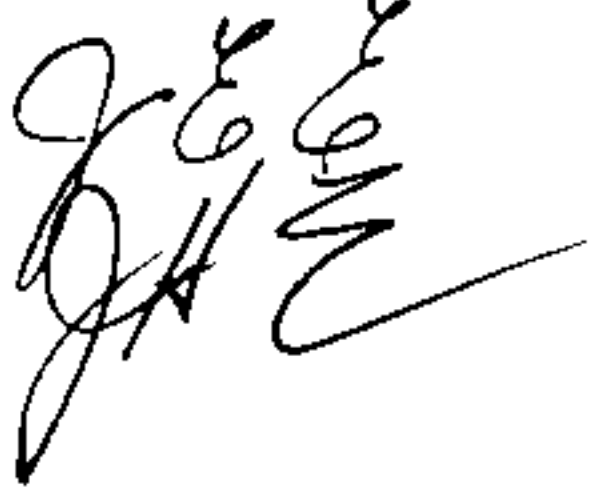
Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$30.00



Notary Public
My Commission Expires: 9/11/19

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 Section; thence in a Southerly direction along the Westerly line of said 1/4-1/4 Section a distance of 451 feet; thence 72 degrees 10 minutes left, in a Southeasterly direction a distance of 210 feet to the point of beginning; thence 72 degrees 10 minutes right in a Southerly direction a distance of 74.11 feet; thence 35 degrees 09 minutes 10 seconds left in a Southeasterly direction a distance of 177.02 feet; thence 90 degrees left in a Northeasterly direction a distance of 120.96 feet; thence 90 degrees left in a Northwesterly direction a distance of 180.00 feet; thence 90 degrees left in a Southwesterly direction a distance of 26.50 feet; thence 76 degrees 28 minutes 40 seconds right in a Northwesterly direction a distance of 61.56 feet; thence 80 degrees 06 minutes 26 seconds left in a Southwesterly direction a distance of 37.64 feet 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 : Jackie E. Elliott & Judith Elliott
Mailing Address 76 Bentley Circle
Shelby, AL 35143

Grantee's Name: Atkinson Holdings, LLC
Mailing Address: P O Box 382362
Birmingham, AL 35238


Property Address: 2060 Valleydale Terrace
Pelham, AL 35124

Date of Sale 12-27-15
Total Purchase Price \$ 320,000.00
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 -


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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 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 12-27-15

* Sign Jackie E. Elliott
(Grantor/Grantee/Owner/Agent) circle one
Print JACKIE E. ELLIOTT

☐ Unattested

(Verified by)