

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

Send Tax Notice to:
JHE Properties, LLC
P O Box 1177
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank Corley Ellis, III, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **JHE Properties, 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:

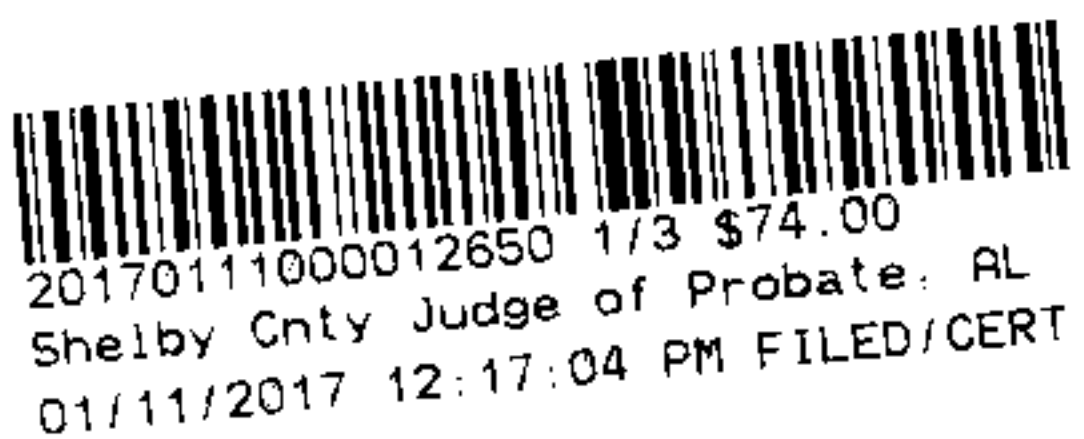
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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, 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 2017.





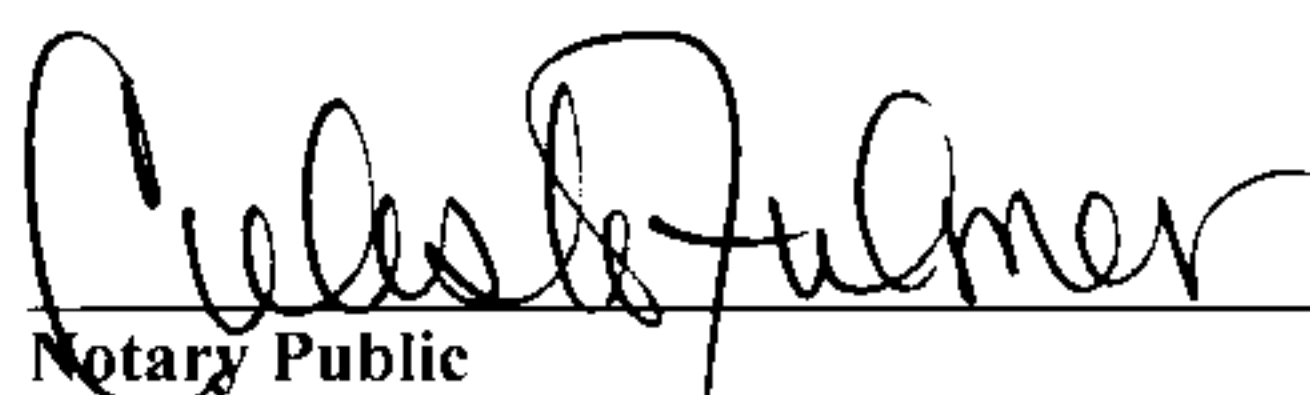
Frank Corley Ellis, III

Shelby County, AL 01/11/2017
State of Alabama
Deed Tax: \$53.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, who 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 11th day of January, 2017.



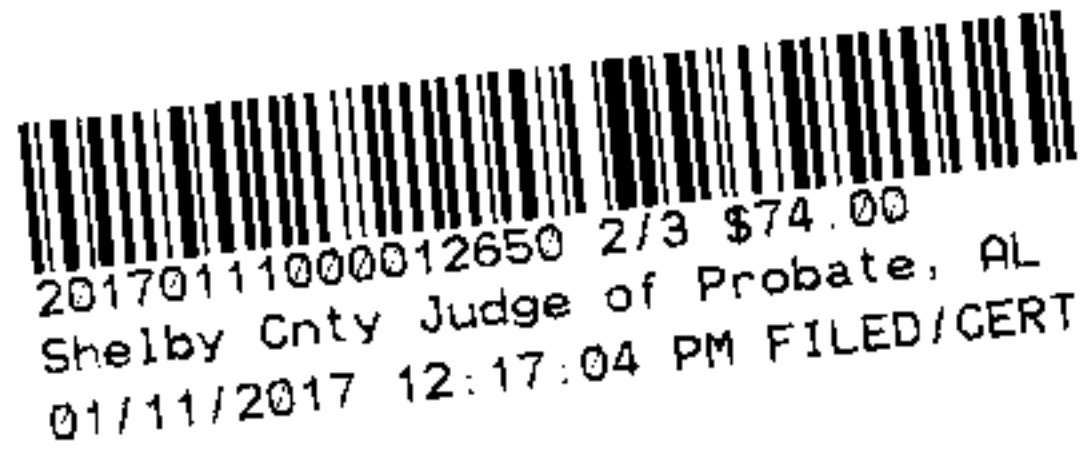
Notary Public

My Commission Expires: 10-11-20



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said Section for 630.95 feet; thence turn an angle of 96 degrees 02 minutes left and run 236.29 feet to the point of beginning, said point being on the east margin of Thompson Street; thence continue along the east margin of Thompson Street for 95.52 feet; thence turn an angle of 96 degrees 02 minutes right and run 200.00 feet; thence turn an angle of 83 degrees 58 minutes right and run 100.55 feet; thence turn an angle of 97 degrees 27 minutes 54 seconds right and run 200.58 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of John Gary Ray, Reg. PE and LS #12295, dated September 14, 1995



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Frank Corley Ellis, III

Grantee's Name: JHE Properties, LLC

Mailing Address P O Box 1177
Columbiana, AL 35051

Mailing Address: P O Box 1177
Columbiana, AL 35051

Property Address: 313 Thompson
Columbiana, AL

Date of Sale 1-11-17
Total Purchase Price \$ 52,900.00

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 -

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 1-11-17

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

Print FRANK C. ELLIS III

☐ Unattested

(Verified by)

