

This Instrument was Prepared by:

Send Tax Notice To: Ellis H. Till, Jr. Revocable Trust

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: 4203

P.O. Box 39034  
Birmingham, AL 35208-0034

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170627000229080 1/3 \$1221.00  
Shelby Cnty Judge of Probate, AL  
06/27/2017 10:45:04 AM FILED/CERT

That in consideration of the sum of **One Million Two Hundred Thousand Dollars and No Cents (\$1,200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **EWE, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ellis H. Till, III and Cynthia T. Church as Trustees of the **Ellis H. Till, Jr. Revocable Trust, dated July 9, 1991**, (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

**\$0.00** 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 Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President and Vice President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of June, 2017.

EWE, INC.

By Charlotte P. English

By Charlotte P. English  
President

By James P. English

By James P. English  
Vice President

Shelby County, AL 06/27/2017  
State of Alabama  
Deed Tax: \$1200.00

State of Alabama

County of Shelby

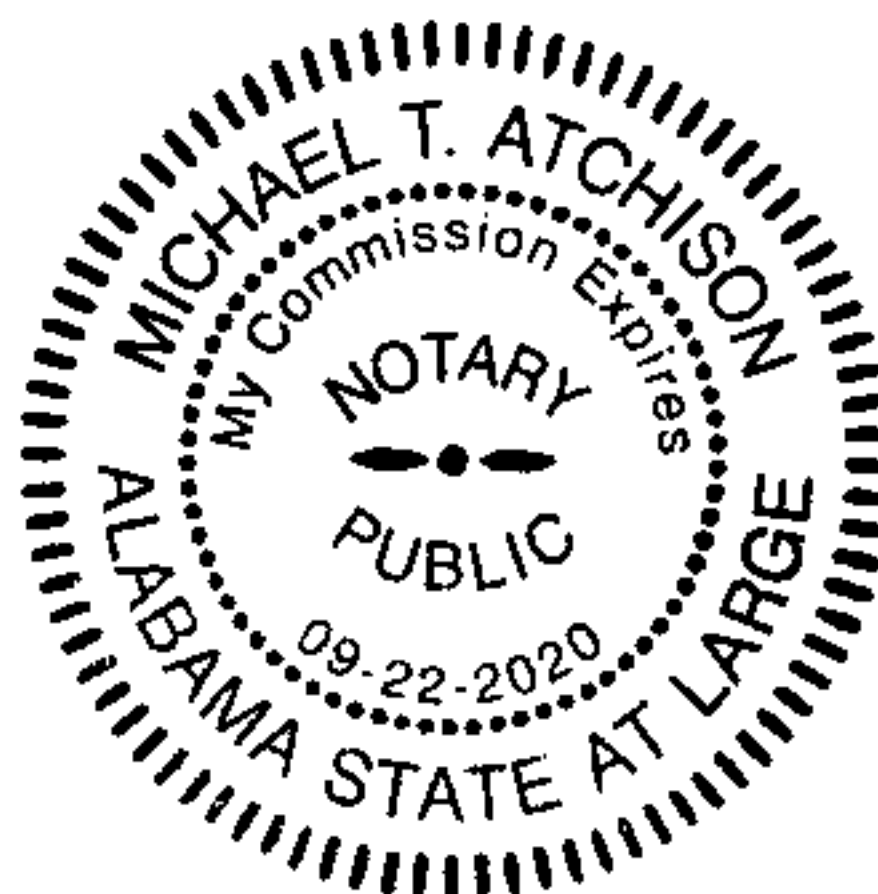
I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Charlotte P. English as President and James P. English as Vice President of EWE, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23rd day of June, 2017.

Michael T. Atchison

Notary Public, State of Alabama

My Commission Expires: 9-22-20



**EXHIBIT "A"**  
**to**

**A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89°52'22" WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 65.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 630.23 FEET; THENCE SOUTH 25°34'20" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°58'34" WEST A DISTANCE OF 166.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (200 FOOT RIGHT OF WAY); THENCE SOUTH 24°45'18" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 65°14'42" EAST AND LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 26°42'51" EAST, A DISTANCE OF 430.29 FEET; THENCE NORTH 35°00'05" EAST A DISTANCE OF 281.72 FEET; THENCE NORTH 32°22'26" EAST A DISTANCE OF 679.65 FEET TO THE POINT OF BEGINNING.**



20170627000229080 2/3 \$1221.00  
Shelby Cnty Judge of Probate, AL  
06/27/2017 10:45:04 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name EWE Inc.  
Mailing Address 13884 Catwaba Cir  
Athens AL 35611

Grantee's Name Ellis H. Till, JR Rev. TR  
Mailing Address PO BOX 39034  
Birmingham AL  
35208-1

Property Address 2683 & 2685  
Pelham Parkway  
Pelham AL 35124

Date of Sale 6/23/2017  
Total Purchase Price \$ 1,200,000.00  
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

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 9-22-20

Print JAMES P. ENGLISH

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170627000229080 3/3 \$1221.00  
Shelby Cnty Judge of Probate, AL  
06/27/2017 10:45:04 AM FILED/CERT