



20170922000345220 1/3 \$21.00
 Shelby Cnty Judge of Probate, AL
 09/22/2017 08:17:07 AM FILED/CERT

This instrument was prepared by:

Karen G. Knowlton, Esq.
 Gibbons Law LLC
 100 Corporate Parkway, Suite 125
 Birmingham, Alabama 35242

Send tax notices to:

D C Oil Company, Inc.
 PO Box 380394
 Birmingham, Alabama 35238-0394
 Attention: David Collins

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY) KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned, **Patrice S. Morin, formerly known as Patrice S. Ellis**, an unmarried woman (the "Grantor"), with a mailing address of 271 Harbour Drive, Wilsonville, Alabama 35186-7730, in hand paid by **D C Oil Company, Inc.**, an Alabama close corporation (the "Grantee"), with a mailing address of Post Office Box 380394, Birmingham, Alabama 35238-0395 Attention: David Collins, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

(See Exhibit "A" attached hereto)

SUBJECT TO easements, rights-of-way, restrictions, covenants and encumbrances of record.

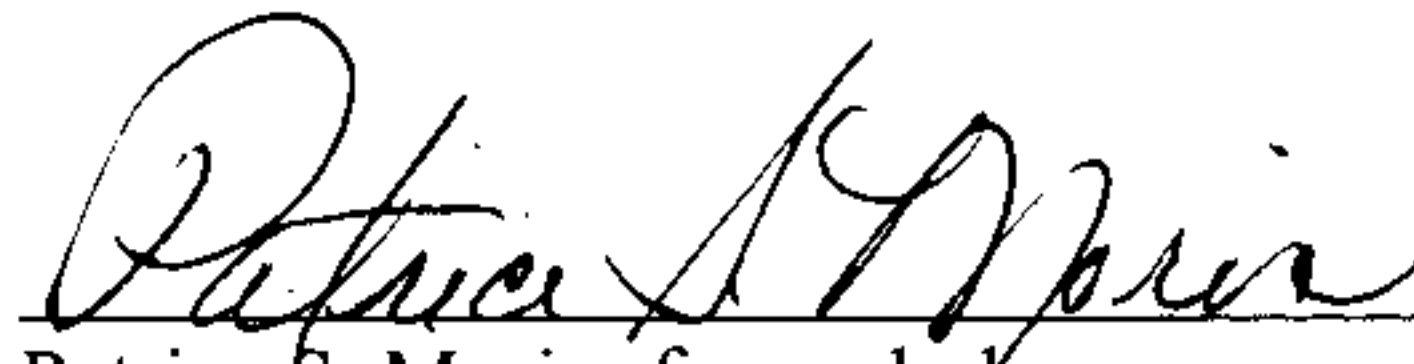
TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

Patrice S. Morin, formerly known as Patrice S. Ellis, is the surviving Grantee of that certain Deed executed October 29, 2004 and recorded November 19, 2004 as Instrument #20041119000639510, the other Grantee, Samuel E. Ellis, having since died on or about January 27, 2005.

Subject to the foregoing, the Grantor does for herself, her heirs, successors and assigns, covenant with Grantee, its successors and assigns, that she will warrant and her successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

* * * * *

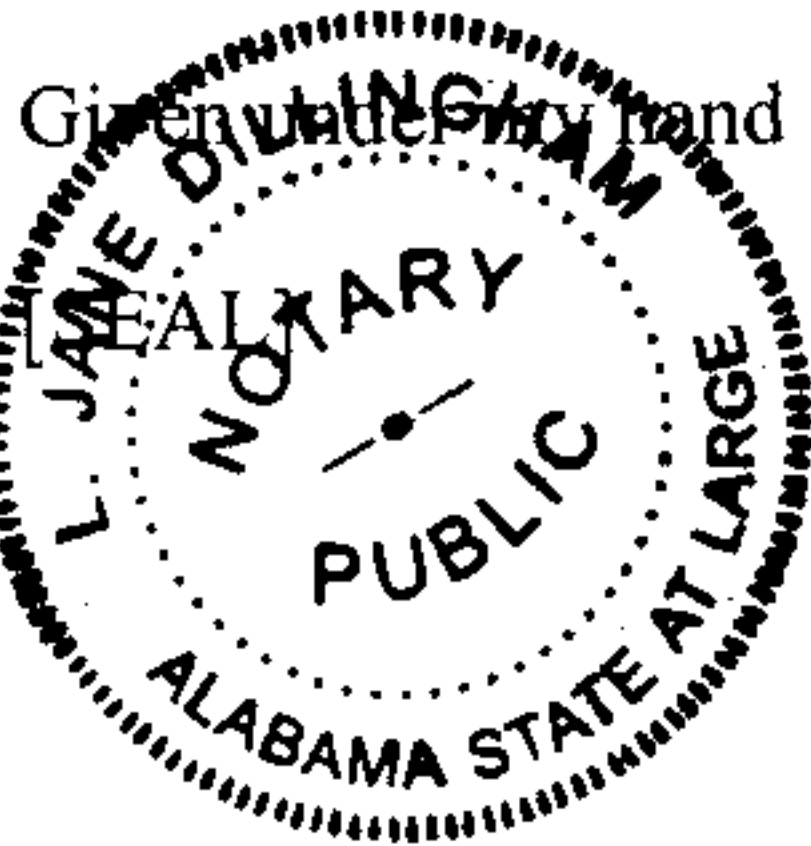
IN WITNESS WHEREOF, Grantor has set her hand and seal, this the 20TH day of September 2017.



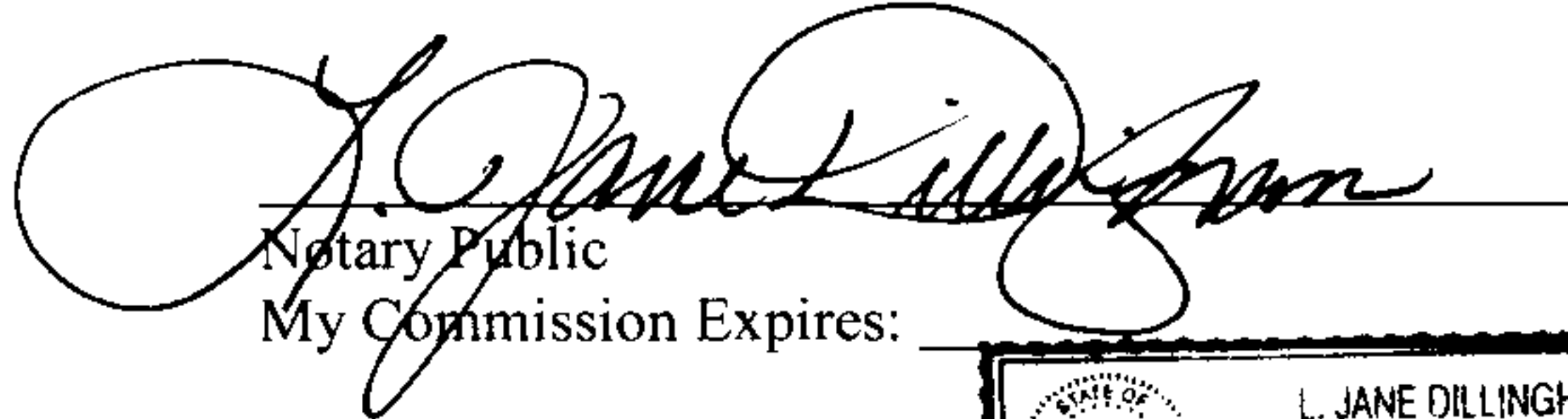
Patrice S. Morin, formerly known as
Patrice S. Ellis

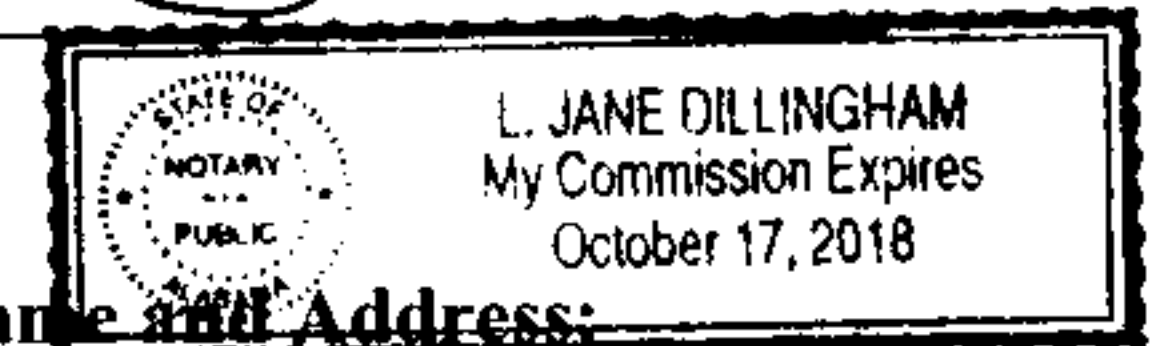
STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrice S. Morin, formerly known as Patrice S. Ellis, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, she voluntarily executed the same.



Given under my hand and official seal, this the 20 day of September 2017.


Notary Public
My Commission Expires: _____



Grantor's Name and Address:

Patrice S. Morin, formerly known as
Patrice S. Ellis
271 Harbour Drive
Wilsonville, Alabama 35186-7730

Grantee's Name and Address:

D C Oil Company, Inc.
Post Office Box 380394
Birmingham, Alabama 35238-0394
Attention: David Collins

Property Address:

203 E College Street
Columbiana, Alabama 35051-5365

Date of Sale: Sept. 20, 2017
Appraised Value \$1,690,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

_____ Bill of Sale	<u>X</u> _____ Appraisal
_____ Sales Contract	_____ Other
_____ Closing Statement	

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)*.

EXHIBIT "A"
LEGAL DESCRIPTION OF LAND

PARCEL I:

Commence on the East line of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, at a point 1010.86 feet North of the one-half mile corner of said Section 26; thence North 73 degrees 20 minutes East 16 feet to the point of beginning; run thence South 04 degrees 15 minutes East for a distance of 125 feet along the East margin of an alley leading South from East College Street to a point; thence run North 73 degrees 05 minutes East 151.23 feet to a point; run thence North 15 degrees 15 minutes West 125 feet to the North side of the paved sidewalk on the South side of East College Street; run thence South 71 degrees 45 minutes West along North margin of sidewalk a distance of 128 feet to point of beginning; being situated in the Southwest Quarter of Northwest Quarter of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama.

PARCEL II:

Commence at a 1-inch round bolt in place being the Southeast intersection of Milner Street and East College Street; thence proceed North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of Alabama Highway 25 (East College Street) for a distance of 127.90 feet to a 3/4-inch square iron in place, said point being the point of beginning; from this beginning point continue North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of said Alabama Highway 25 for a distance of 100.14 feet to a 3/8-inch rebar in place; thence proceed South 11 degrees 42 minutes 47 seconds East for a distance of 196.32 feet to a 1-inch pipe in place; thence proceed South 75 degrees 23 minutes 26 seconds West for a distance of 100.15 feet (set 1/2-inch rebar); thence proceed North 11 degrees 42 minutes 47 seconds West for a distance of 196.40 feet to the point of beginning. The above described land is located in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.


20170922000345220 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/22/2017 08:17:07 AM FILED/CERT