

This Instrument was Prepared by:

Send Tax Notice To: Scott Bishop

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

181 Paradise Circle
Shelby, AL 35143

File No.: MV-18-24914

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Melissa A. Ellison and husband, Troy Ellison** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Bishop** (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

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$165,000.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of October, 2018.


Melissa A. Ellison



Troy Ellison

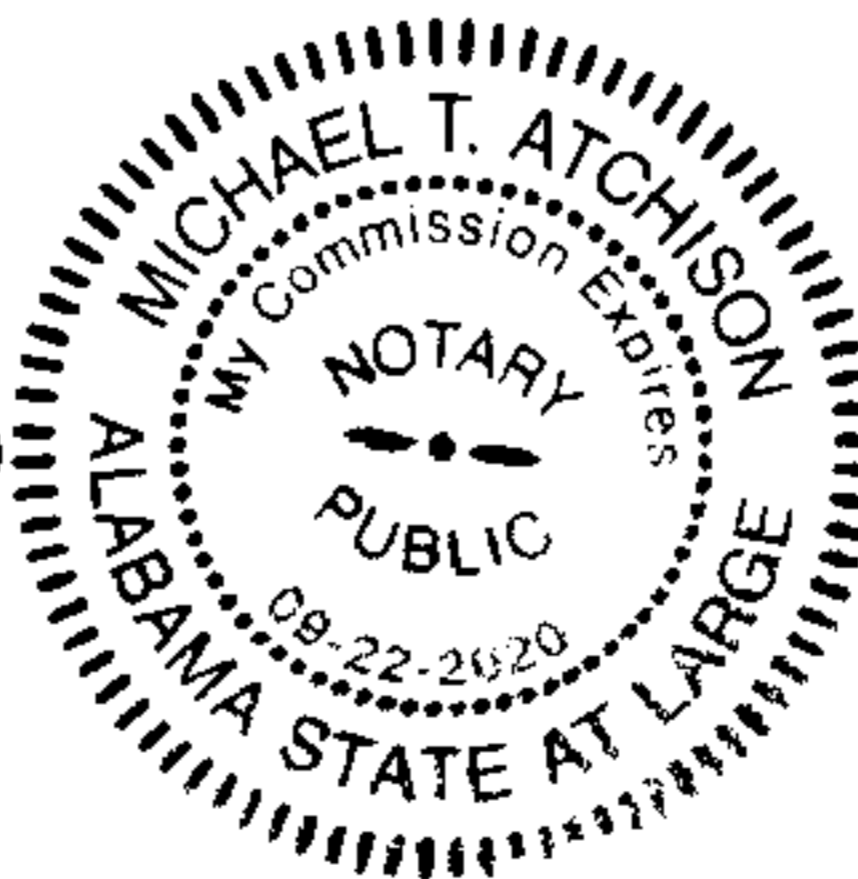
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Melissa A. Ellison and Troy Ellison, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of October, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 10/05/2018
State of Alabama
Deed Tax: \$50.00




20181005000356420 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/05/2018 01:35:49 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of the NW ¼ of Section 18, Township 24 North, Range 16 East; thence run East along the North line of said ¼-1/4 section, 311.98 feet to the centerline of a 30.0 foot road easement; thence turn 95 degrees 31 minutes right and run southerly along said road centerline 193.75 feet; thence 14 degrees 44 minutes left and along said road centerline 156.17 feet; thence 18 degrees 55 minutes left and along said road centerline 153.23 feet; thence 13 degrees 09 minutes right and along said road centerline 160.16 feet to the point of beginning; thence turn 99 degrees 06 minutes left and run northeasterly 140.11 feet to a point on the 397.0 foot contour line of Lay Lake; thence turn 62 degrees 48 minutes right to the chord of a curve to the right along said 397.0 foot contour line; thence run along said 397.0 foot contour line a chord distance of 141.60 feet; thence turn 130 degrees 15 minutes 17 seconds right from the projection of said chord and run southwesterly 222.70 feet to a point on the centerline of said road easement; thence turn 86 degrees 02 minutes 43 seconds right and run northerly along said road centerline 76.60 feet to the point of beginning. Situated in Shelby County, Alabama.


20181005000356420 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/05/2018 01:35:49 PM 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 Melissa A. Ellison
Mailing Address _____

Grantee's Name Scott Bishop
Mailing Address _____

324 Savannah Cir
Calera, AL 35040

181 Paradise Cir
Shelby, AL 35143

Property Address 181 Paradise Cir.
Shelby, AL 35143

Date of Sale October 05, 2018
Total Purchase Price \$215,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20181005000356420 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/05/2018 01:35:49 PM FILED/CERT

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 of 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 October 01, 2018

Print Melissa A. Ellison

☐ Unattested

Sign Melissa A. Ellison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one