


THIS INSTRUMENT PREPARED BY:

DONALD T. TRAWICK  
2244 Center Point Parkway, Suite 201  
Birmingham, AL 3 5215

  
20190204000036040 1/3 \$93.00  
Shelby Cnty Judge of Probate, AL  
02/04/2019 01:22:40 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Seventy Thousand Dollars (\$ 70,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, Debra Ann Ellison, unmarried, Kenny Virgil Ellison, married and Clayton ~~Virgil~~ Ellison, married, (herein referred to as grantors), do grant, bargain, sell and convey unto ~~Jose~~ Melina Melgar, Maria Molina Melgar and Rosa Mollina Melgar, hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

CE

Commence at the Southwest corner of Section 16 Township 20 S. Range 2 West., Shelby County Alabama, and run thence North 00-08-20 W along the West line of said section 16 a distance of 1951.42 feet to a found old corner; thence run South 59-54-54 for a distance of 184.86 feet to an old corner and the point of beginning of the property being described, thence run North 66-05-37 East a distance of 396.96 feet to a rebar corner, thence run South 12-07-12 East a distance of 180.98 feet to a set rebar corner; thence run South 47-07-36 West a distance of 291.41 feet to a set rebar corner, thence run South 33-45-43 East a distance of 107.13 feet to a set rebar corner on the northerly margin of Shelby County Hwy., #11, thence run South 58-56-17 West along said margin of said Highway a distance of 276.26 feet to a found rebar corner, thence run North 00-08--17 West for 450.00 feet to the point of beginning, containing 2.96 acres.

The above property is not the homeplace of the grantors herein.

The grantors are the sole heirs at law of Virgil Ellison deceased. Further Virgil Ellison was the surviving grantee in that certain deed recorded in book 317 page 455, the other grantee therein Era Ellison having died on April 26, 2001.

Subject to right-of-way granted to Alabama Power Company by instrument recorded in Book 217, Page 95.

Subject to easements, reservations and restrictions of record, if any.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s) this, the 25 day of January, 2019.

WITNESS:

Debra Ann Ellison (SEAL)  
Debra Ann Ellison

Kenny Virgil Ellison (SEAL)  
Kenny Virgil Ellison

Clayton Virgil Ellison (SEAL)  
Clayton Virgil Ellison  
*Eugene*

\_\_\_\_\_ (SEAL)


STATE OF ALABAMA )  
JEFFERSON COUNTY )

**General Acknowledgement**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debra Ann Ellison, Kenny Virgil Ellison and Clayton ~~Virgil~~ *Eugene* Ellison, whose name(s) is/are signed to the foregoing Warranty Deed, Joint Tenants with Right of Survivorship, 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 24 day of January, 2019.

Donald J. Trawick (SEAL)  
NOTARY PUBLIC  
My Commission Expires: 6-6-2020.

  
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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 Debera Ann Ellison Grantee's Name Jose Molina Melgar
Mailing Address 4915 Hwy 11 Pelham Al 35124 Mailing Address

Property Address 4915 Hwy 11 Pelham, Al 35124 Date of Sale 1-25-2019
Total Purchase Price \$ 70,000.00
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 Appraisal
Sales Contract Other
[X] 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 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 1-24-19

Print Donald T Trawick

Unattested (verified by)

Sign Donald T Trawick (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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