

Send Tax Bills To:
Andrew and Molly Ellis
1096 Highland Village Trail
Birmingham, AL 35242

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **JEFFREY C. POWELL**, a married man ("Grantor") does hereby grant, bargain, sell and convey unto **ANDREW ELLIS AND MOLLY ANDREWS ELLIS**, ("Grantees") as joint tenants, during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 32, according to the 2nd Amendment to the Amended Map of A Single Family Residential Subdivision the Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D, & E, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

The property, which is the subject of this conveyance, is not the homestead of the grantor or his spouse.

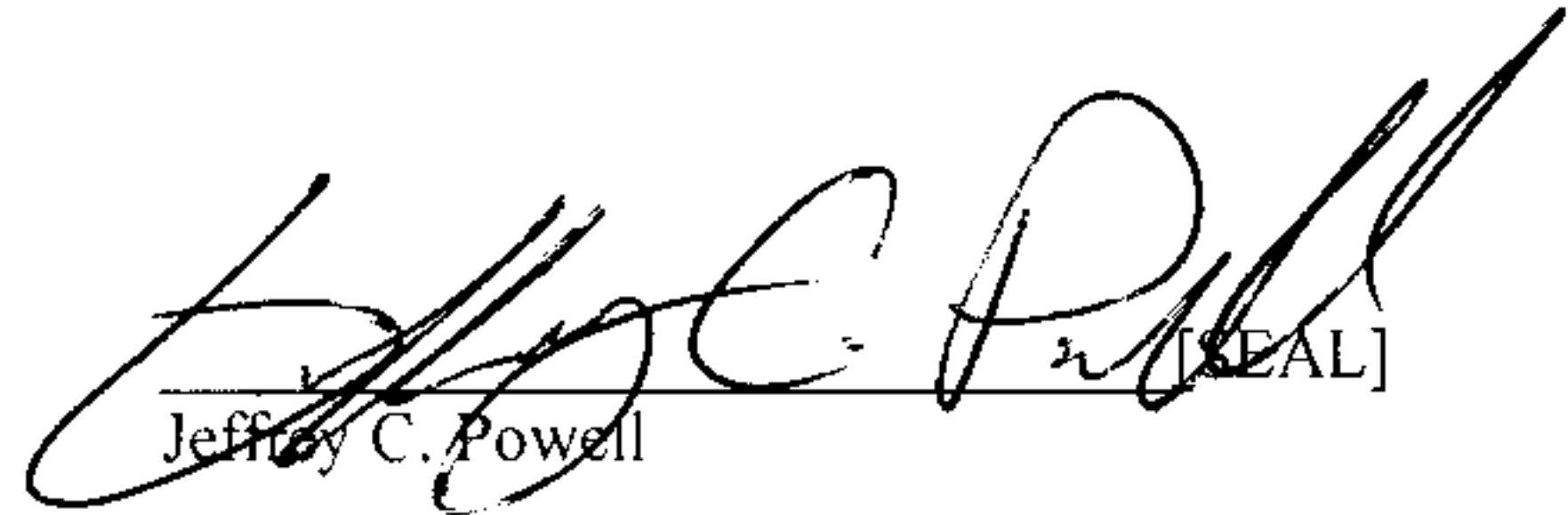
\$ 484,350.00

~~\$317,190.00~~ of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor. And Grantor does for themselves and for the heirs, executors, administrators, successors and assigns of Grantor, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of this 12th day of July, 2019.

"GRANTOR:"


Jeffrey C. Powell [SEAL]

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jeffrey C. Powell**, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2019.

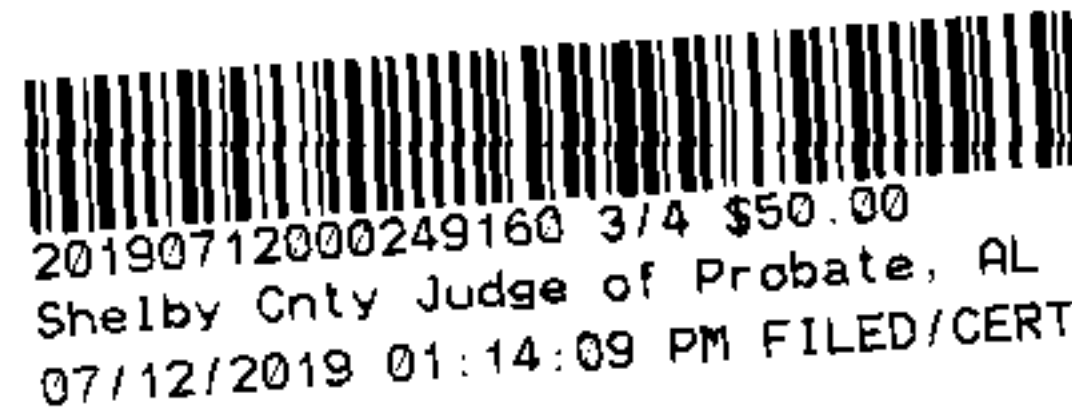

Notary Public
My Commission Expires: 4-26-2021


20190712000249160 2/4 \$50.00
Shelby Cnty Judge of Probate, AL
07/12/2019 01:14:09 PM FILED/CERT

Exhibit "A"

Lot 32, according to the Second Amendment to the Amended Map of A Single Family Residential Subdivision The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E. in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Real Estate Sales Validation Form

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

Grantor's Name Jeffrey C. Powell
Mailing Address 324 Highland View Drive
Birmingham, AL 35242

Grantee's Name Andrew Foster Ellis
Mailing Address Molly Andrews Ellis
1096 Highland Village Trail
Birmingham, AL 35242

Property Address 1096 Highland Village Trail
Birmingham, AL 35242

Date of Sale July 12, 2019

Total Purchase Price \$ 510,000.00

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

☒ 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 7-12-19

Print Jeffrey C. Powell

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)

Print Form

Form RT-1



20190712000249160 4/4 \$50.00
Shelby Cnty Judge of Probate, AL
07/12/2019 01:14:09 PM FILED/CERT