

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
P.O. Box 1177
Columbiana, Alabama 35051

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **PATSY SELF ELLIS, unmarried, as the Personal Representative of the ESATE OF LEVEN HANDY ELLIS II, deceased, Shelby County, Alabama Probate Case No. PR-2016-000082, pursuant to the power to sell set forth in the last will and testament, FRANK CORLEY ELLIS, JR., a married man, and LINDA ELLIS BLANTON, a married woman, as the Co-Personal Representatives of the ESTATE OF CHRISTINE M. ELLIS, deceased, Shelby County, Alabama Probate Court Case No. PR-2007-0002147, pursuant to the power to sell set forth in the last will and testament and joined by the devisees: (a) FRANK ^{CORLEY} ~~CORLEY~~ ELLIS, JR., DIANE BENTLEY ELLIS, KELLY ELLIS DAVIS, CHRISTY ELLIS BRASHER, who is one and the same person as Christy Lynn Ellis, and FRANK CORLEY ELLIS III, as Trustees for KELLY ELLIS DAVIS, CHRISTY ELLIS BRASHER, who is one and the same person as Christy Lynn Ellis, and FRANK CORLEY ELLIS III; (b) LINDA ELLIS BLANTON, JOHN ARNOLD BLANTON, JOHN ARNOLD BLANTON, III and LEVIN CHRISTINE BLANTON; and (c) PATSY SELF ELLIS as the sole beneficiary of the ESTATE OF LEVEN HANDY ELLIS II (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **Frank Corley Ellis III** (herein referred to as**

GRANTEE, whether one or more) all of their interest in the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A, INCORPORATED BY REFERENCE AS IF FULLY SET OUT HEREIN

The above described property is not the homestead of GRANTOR.

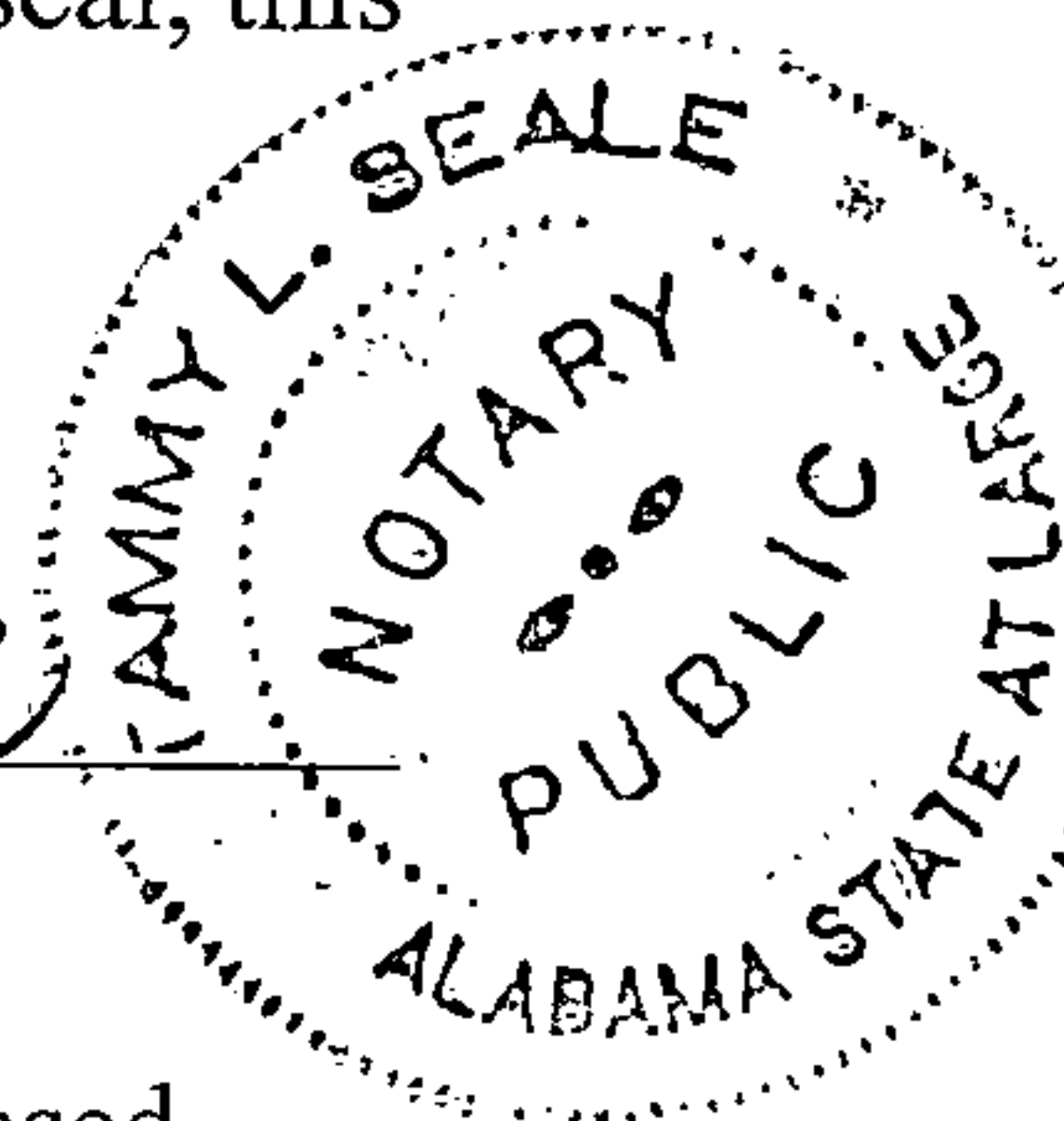
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 20th day of August, 2020.

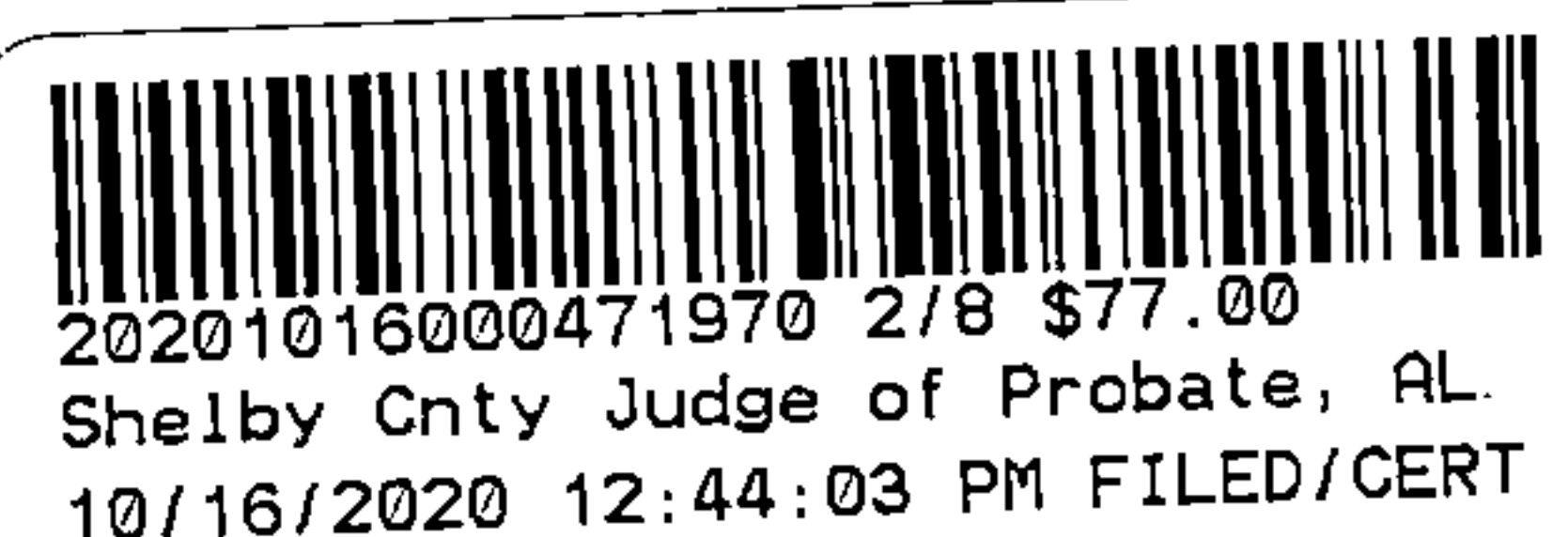

PATSY SELF ELLIS

as Personal Representative of the
Estate of Leven Handy Ellis II, deceased
Shelby County, Alabama PR-2016-000082



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATSY SELF ELLIS, whose name is signed to the foregoing conveyance as PERSONAL



to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, as such trustees and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August, 2020



James L. Seale

Notary Public

My Commission Expires: 09-09-2023

Linda Ellis Blanton

LINDA ELLIS BLANTON

as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

John Arnold Blanton

JOHN ARNOLD BLANTON

as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

John Arnold Blanton III

JOHN ARNOLD BLANTON, III

as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

Levin Christine Blanton

LEVIN CHRISTINE BLANTON

as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

ALABAMA
STATE OF ~~KENTUCKY~~)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEVIN CHRISTINE BLANTON, whose name is signed to the foregoing conveyance as TRUSTEE FOR JOHN ARNOLD BLANTON, III and LEVIN CHRISTINE BLANTON, and who is known to me, acknowledged before me on this day, that, being informed of the contents of



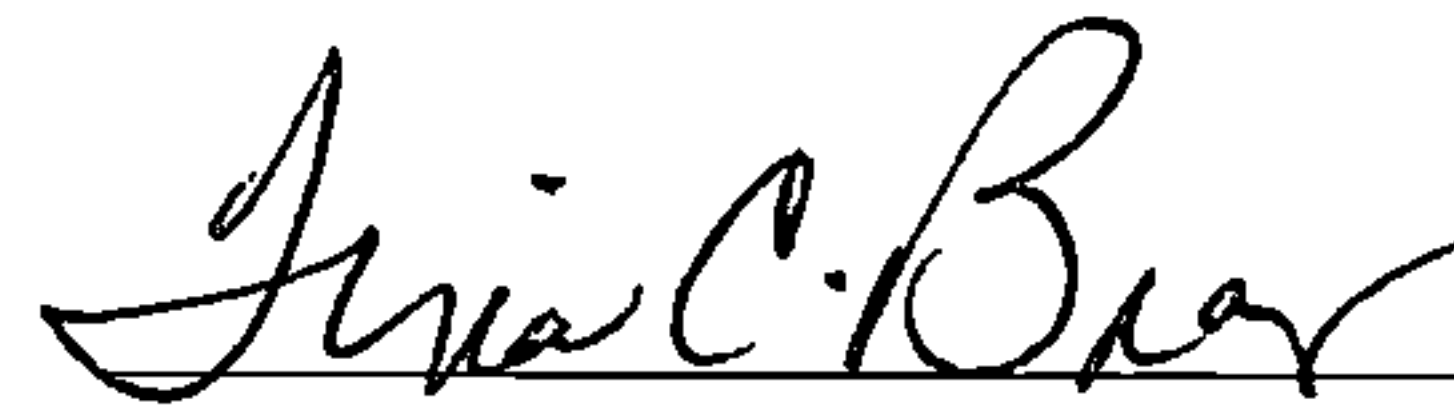
20201016000471970 3/8 \$77.00

Shelby Cnty Judge of Probate, AL

10/16/2020 12:44:03 PM FILED/CERT

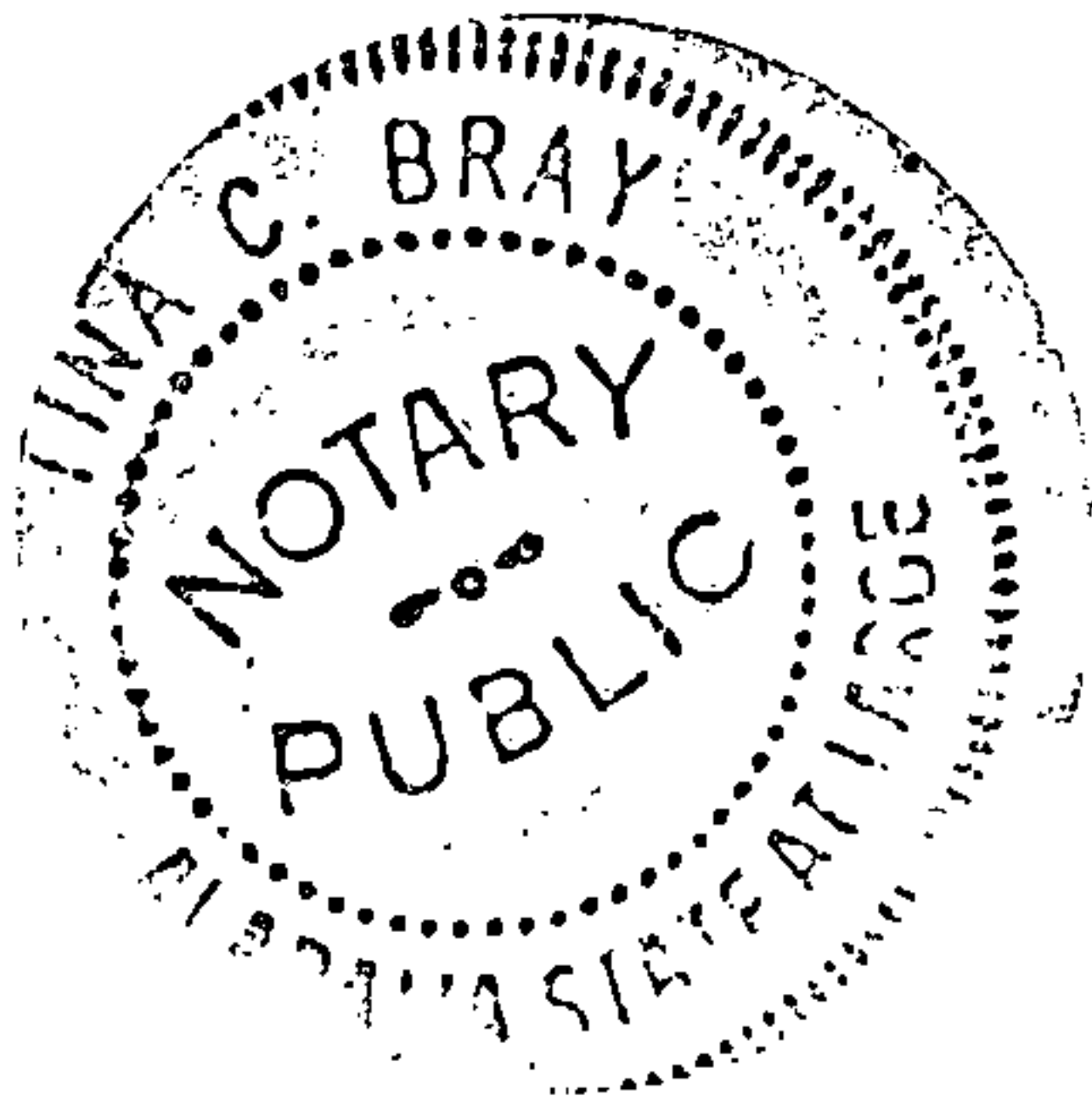
REPRESENTATIVE OF THE ESTATE OF LEVEN HANDY ELLIS II, DECEASED, SHELBY COUNTY, ALABAMA PROBATE CASE NO. PR-2016-000082, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such personal representative and pursuant to the power to sell set forth in the last will and testament of Leven Handy Ellis II, executed the same voluntarily on the day the same bears date.

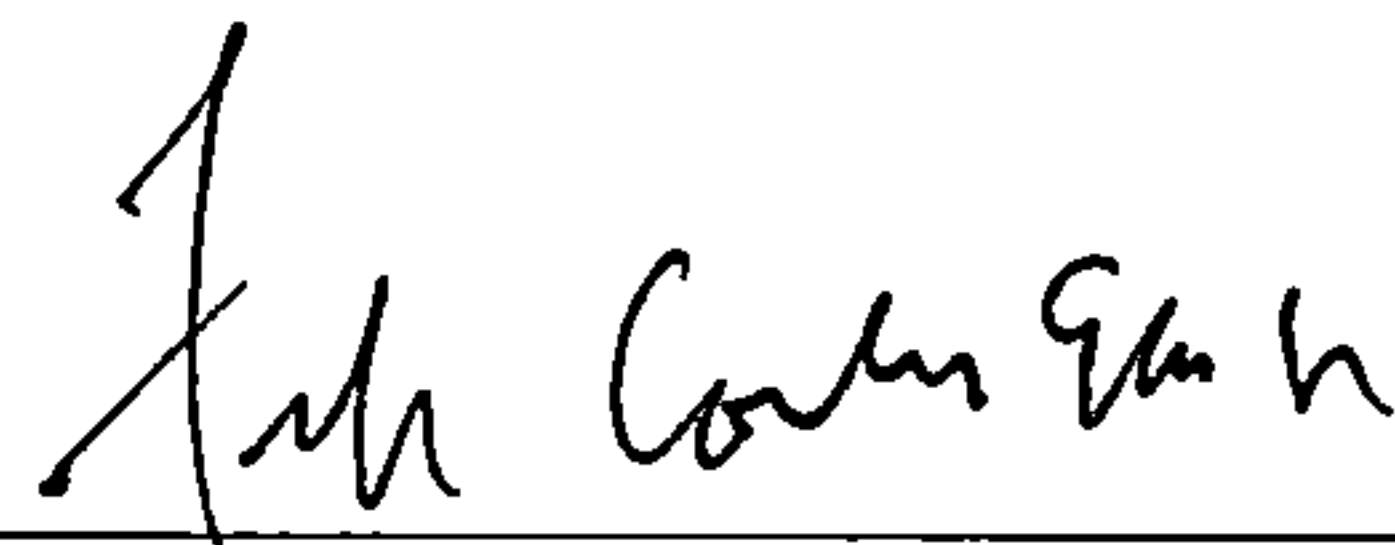
Given under my hand and official seal this the 15th day of September, 2020.



Notary Public

My Commission Expires: 8-6-2023





FRANK CORLEY ELLIS, JR

as Co-Personal Representative of the
Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217



LINDA ELLIS BLANTON

as Co-Personal Representative of the
Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK CORLEY ELLIS, JR. and LINDA ELLIS BLANTON, whose names are signed to the foregoing conveyance as PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTINE M. ELLIS, DECEASED, SHELBY COUNTY, ALABAMA PROBATE CASE NO. PR-2007-000217, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such co-personal representatives and pursuant to the power to sell set forth in the last will and testament of Christine M. Ellis, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August, 2020.



20201016000471970 4/8 \$77.00
Shelby Cnty Judge of Probate, AL
10/16/2020 12:44:03 PM FILED/CERT



Frank Corley Ellis, Jr.
FRANK CORLEY ELLIS, JR

as Trustee for Kelly Ellis Davis, Christy Ellis Brasher, and Frank Corley Ellis III

Diane Bentley Ellis
DIANE BENTLEY ELLIS

as Trustee for Kelly Ellis Davis, Christy Ellis Brasher, and Frank Corley Ellis III

Kelly Ellis Davis
KELLY ELLIS DAVIS

as Trustee for Kelly Ellis Davis, Christy Ellis Brasher, and Frank Corley Ellis III

Christy Ellis Brasher
CHRISTY ELLIS BRASHER

as Trustee for Kelly Ellis Davis, Christy Ellis Brasher, and Frank Corley Ellis III

Frank Corley Ellis III
FRANK CORLEY ELLIS III

as Trustee for Kelly Ellis Davis, Christy Ellis Brasher, and Frank Corley Ellis III

STATE OF ALABAMA)
SHELBY COUNTY)

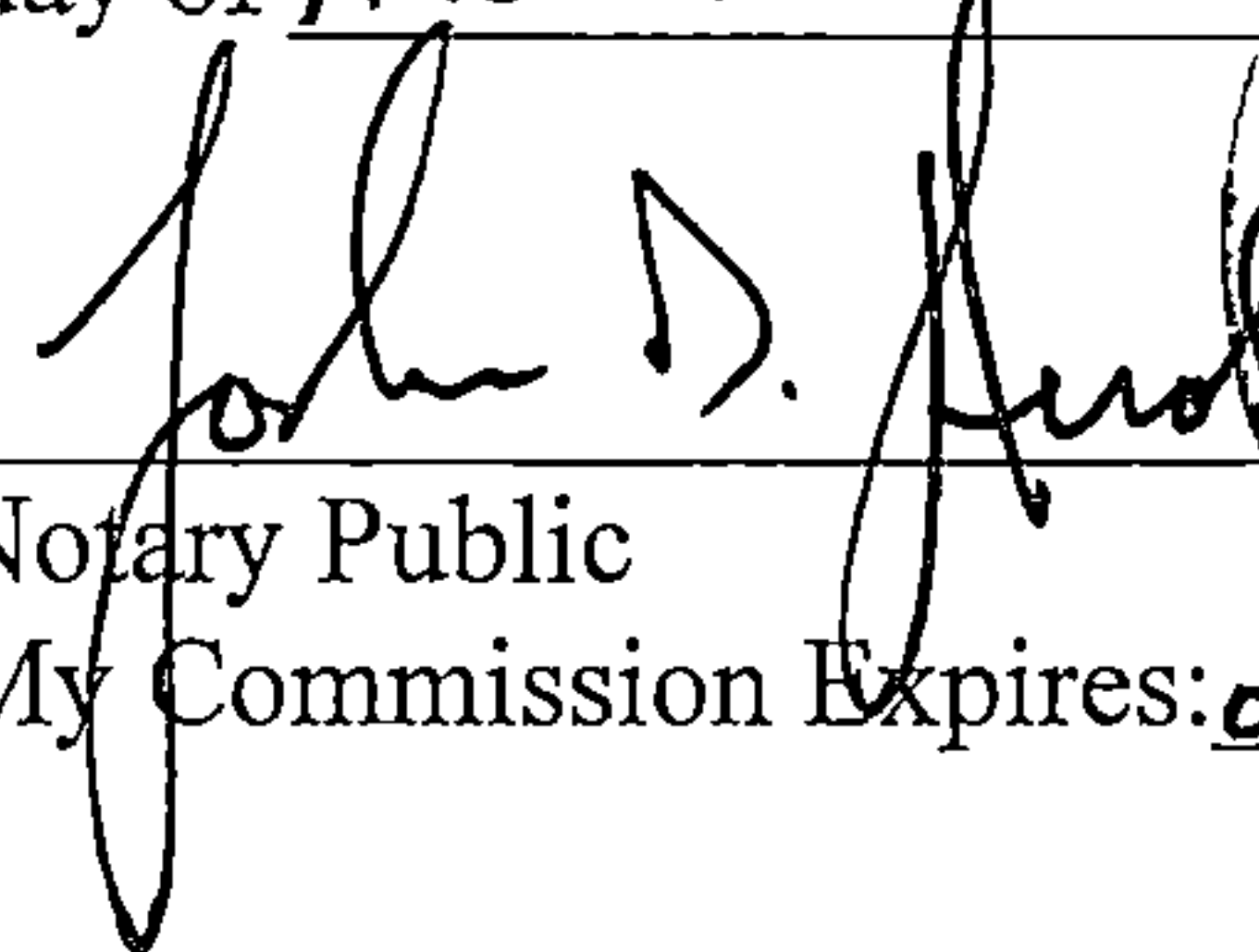
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK CORLEY ELLIS, JR, DIANE BENTLEY ELLIS, KELLY ELLIS DAVIS, CHRISTY ELLIS BRASHER f/k/a Christy Lynn Ellis, and FRANK CORLEY ELLIS III, whose names are signed to the foregoing conveyance as TRUSTEES FOR KELLY ELLIS DAVIS, CHRISTY ELLIS BRASHER f/k/a Christy Lynn Ellis, and FRANK CORLEY ELLIS III, and who are known

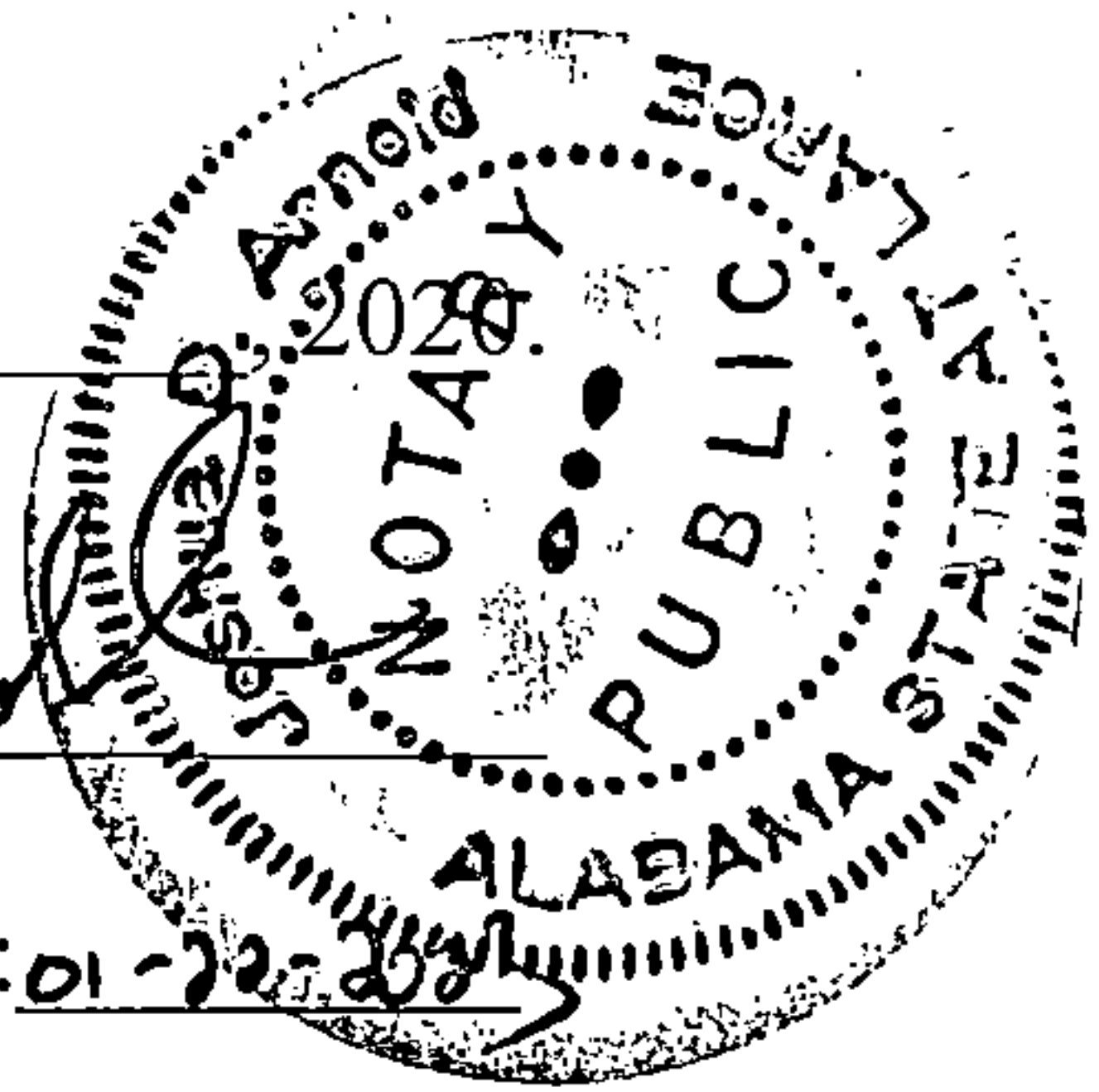


20201016000471970 5/8 \$77.00
Shelby Cnty Judge of Probate, AL
10/16/2020 12:44:03 PM FILED/CERT

the conveyance, she, as such trustee and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August

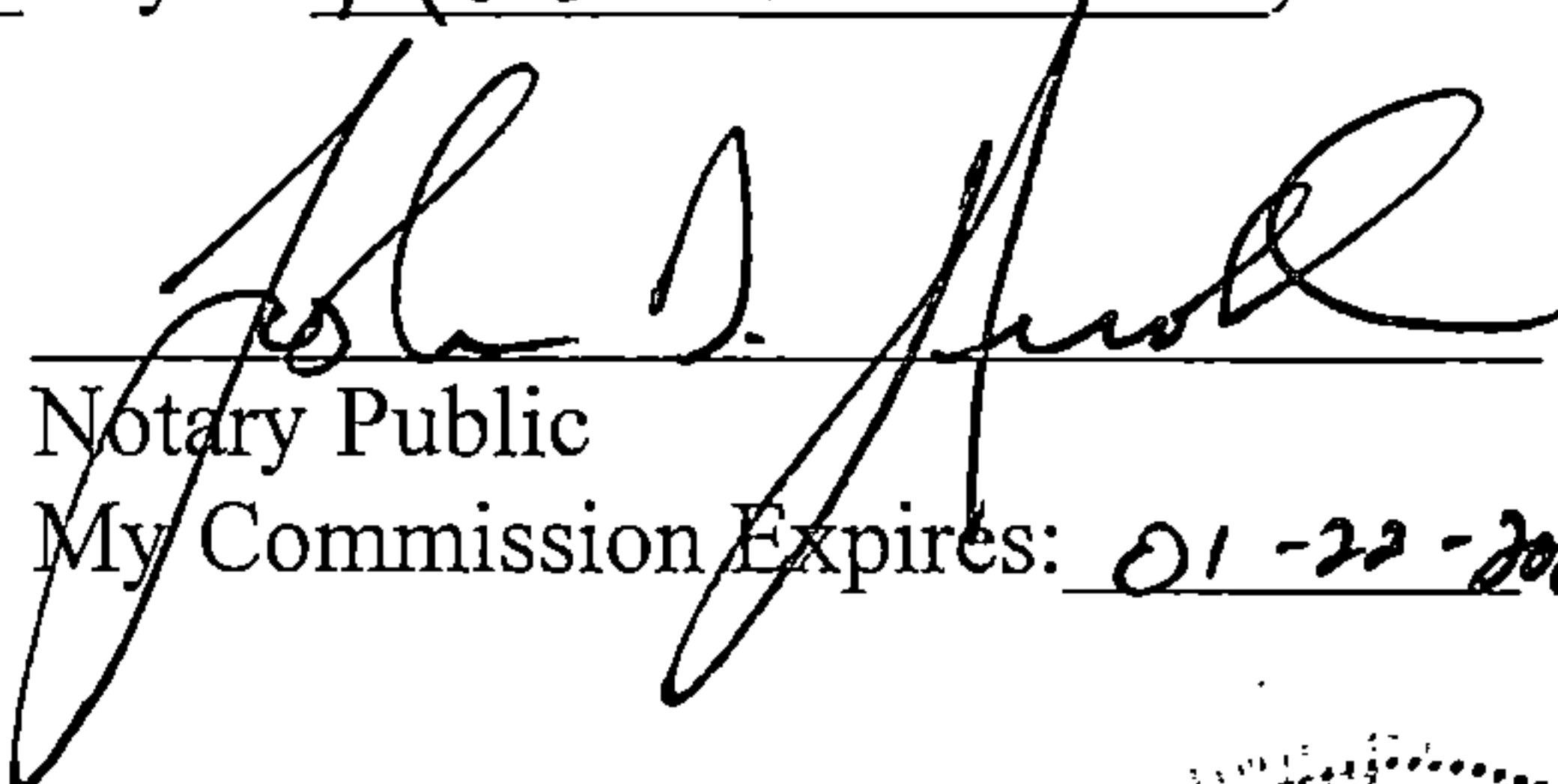

Notary Public
My Commission Expires: 01-22-2023

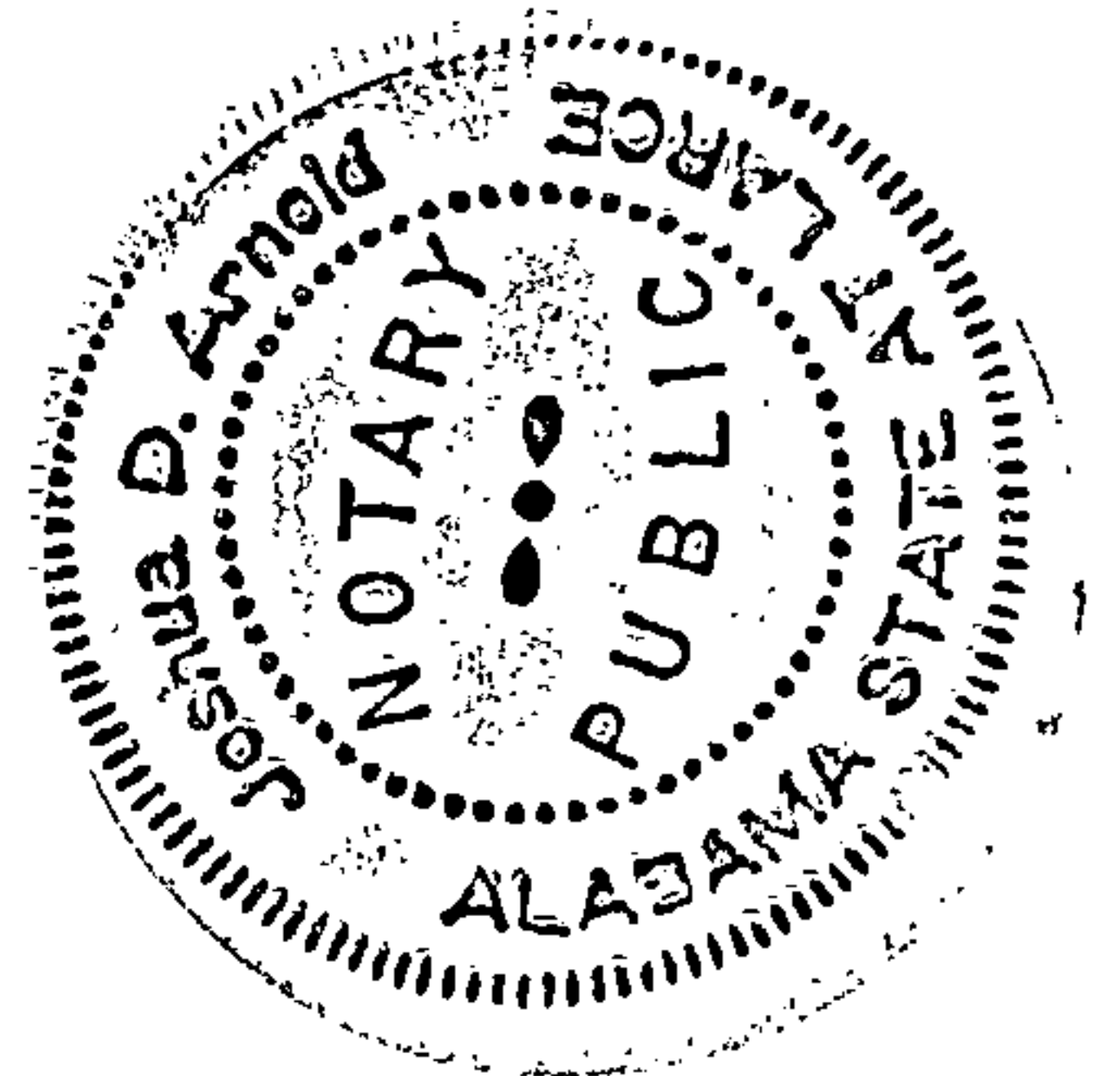


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA ELLIS BLANTON, JOHN ARNOLD BLANTON, and JOHN ARNOLD BLANTON, III, whose names are signed to the foregoing conveyance as TRUSTEES FOR JOHN ARNOLD BLANTON, III and LEVIN CHRISTINE BLANTON, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such trustees and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August, 2020.


Notary Public
My Commission Expires: 01-22-2023



20201016000471970 6/8 \$77.00
Shelby Cnty Judge of Probate, AL
10/16/2020 12:44:03 PM FILED/CERT

EXHIBIT A

Commence at the SE corner of the NE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, thence run West along the South line of said 1/4-1/4 Section a distance of 816.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 100.00 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 16.00 feet to the point of beginning; thence continue in the same direction a distance of 254.10 feet; thence turn an angle of 43 deg. 50' 29" to the right and run a distance of 182.33 feet; thence turn an angle of 132 deg. 13' 31" to the right and run a distance of 274.63 feet; thence turn an angle of 3 deg. 56' to the right and run a distance of 138.20 feet; thence turn an angle of 110 deg. 45' to the right and run a distance of 75.00 feet; thence turn an angle of 20 deg. 45' to the left and run a distance of 75.00 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West, Huntsville Meridian, Columbiana, Alabama.



20201016000471970 7/8 \$77.00
Shelby Cnty Judge of Probate, AL
10/16/2020 12:44:03 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 : Frank Corley Ellis, III

Grantee's Name: Patsy Self Ellis, Personal Representative
Of Estate of Leven Handy Ellis, II, Case #PR-2016-000082

Mailing Address P O Box 587
Columbiana, AL 35051

Mailing Address: P.O. BOX 587
COLUMBIANA, AL 35051

Property Address: _____
Columbiana, AL

Shelby County, AL 10/16/2020
 State of Alabama
 Deed Tax: \$16.00

Date of Sale 08-20-2020
 Total Purchase Price \$ 1,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 15,680.00

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
 X Other - TAX ASSESSOR'S VALUE

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 08-20-2020

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Print JOSHUA D. ARNOLD

 Unattested

(Verified by)

