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06/24/2021 03:52:03 PM
DEEDS 1/3

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Eric Shane Defoor
Brittany Defoor
248 Normandy Lane
Chelsea, AL 35613

WARRANTY DEED

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

That in consideration of TWO HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$250,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RONALD EUGENE ELLISON and CINDY ELLISON, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto ERIC SHANE DEFOOR and BRITTANY DEFOOR, husband and wife (herein referred to as 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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$200,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns 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, We hereunto set our hand and seal on this the 27th day of May, 2021.

Ronald Eugene Ellison
Ronald Eugene Ellison

Cindy Ellison
Cindy Ellison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald Eugene Ellison and Cindy Ellison, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of May, 2021.

Gregory D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/23

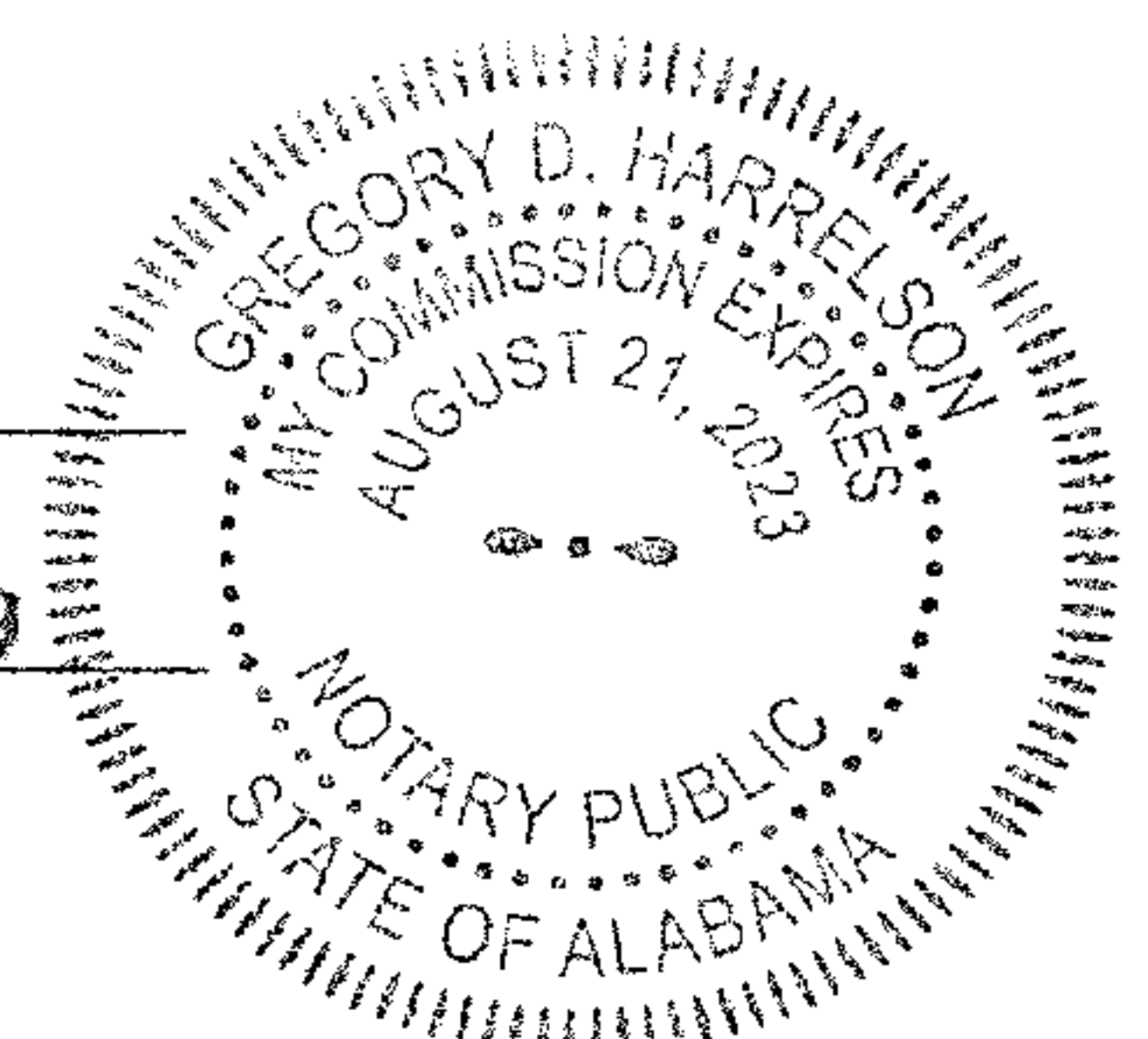


EXHIBIT "A"

Legal Description:

Parcel 1:

One lot or parcel of land situated in the Town of Calera, Shelby County, Alabama, beginning at a point on the North side of Main Street 293 feet west from the center of the Louisville and Nashville original main line track and run Northwest parallel with the East line of the Arant lot to the Southern Railroad right-of-way; thence Northeasterly 43 feet; thence Southwesterly parallel with the East line of Arant lot to a point on Main Street; thence Westerly 38 feet 11 inches along Main Street to the point of beginning.

One lot or parcel of land situated in the Town of Calera, Shelby County, Alabama, beginning at a point on the North side of Main Street 293 feet west from the center of the Louisville and Nashville original main line track and run Northwest parallel with the West line of the C.W. Wade lot to the Southern Railroad; thence Southwest along said Southern Railroad 38 feet and 4 inches, more or less; thence Southwest to Main Street; thence Northeast 38 feet and 4 inches to the Southwest corner of Z.S. Cowart's lot; the point of beginning, being bounded on the North by Southern Railroad tract, on the West by W.H. Pilgreen's market and dwelling, on the South by Main Street and on the East by Z.S. Cowart's lot.

Parcel # 28-5-21-1-004-024.000

Parcel 2:

A part of Lots 469, 470 and 471, according to Dare's Map of the Town of Calera, or a part of Lots 1, 2 and 3, in Block 7, according to J.H. Dunstan's Map of Calera, described as follows: Begin at a point on the North side of 16th Avenue, 131 feet West of the center line of the L & N North bound track; thence run West along North side of 16th Avenue a distance of 123 feet to the East side of the Edward E. Blackerby Building; thence North along the East side of the Blackerby Building to the right-of-way of the Southern Railroad; thence northeasterly along the right-of-way of Southern Railroad to a point 158 feet West of the center line of the North bound track of the L & N Railroad; thence Southeasterly to the point of beginning. According to survey of Ben F. Carr, Jr., Reg. #8434, dated July 7, 1987.

Parcel # 28-5-21-1-004-025.000

Parcel 3:

Commence and Begin at the intersection of the Westerly Right-of-Way (R.O.W.) of the CSX Railroad, being fifty feet West of and parallel to the centerline of the Railroad tracks, and the North R.O.W. line of 16th Avenue, Calera, Alabama; thence N 88°50' W a distance of 81.24 feet along the North R.O.W. line of 16th Avenue; thence N 13°27'26" W a distance of 119.05 feet to the Southerly R.O.W. of the Norfolk Southern Railroad; thence N 64°57'04" E along said Southerly R.O.W. a distance of 118.54 feet to the Westerly R.O.W. of the CSX Railroad; thence S 00°31'30" E along said Westerly R.O.W. a distance of 167.63 feet to the Point of Beginning.

Parcel #28-5-21-1-004-026.000

Real Estate Sales Validation Form

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

Grantor's Name Ronald Eugene Ellison
 Mailing Address Cindy Ellison
2155 21st Ave
Calera, AL 35040

Grantee's Name Eric Shane Defoor
 Mailing Address Brittany Defoor
248 Normandy Lane
Chelsea, AL 35043

Property Address 10841 Ala Hwy 25
Calera, AL 35040

Date of Sale 05/27/2021
 Total Purchase Price \$ 250,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2021 03:52:03 PM
 \$78.00 CHERRY
 20210624000308650

Allen S. Bayl

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
☐ Other _____

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 5/27/21

Print

Eric Shane Defoor

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one