

This Instrument was Prepared by:

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

File No.: S-22-27939

Send Tax Notice To: Anthony Harley Miller
Kimberly Nicole Miller
218 Pine Hill Dr
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, 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, **Frank Corley Ellis, III, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Anthony Harley Miller and Kimberly Nicole Miller**, (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 all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

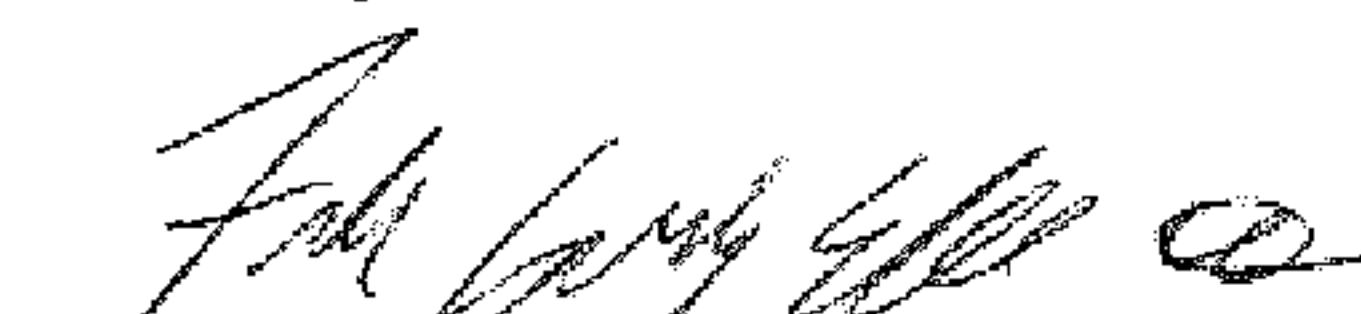
Property constitutes no part of the homestead of the Grantor herein or his spouse.

\$0.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 7th day of February, 2022.

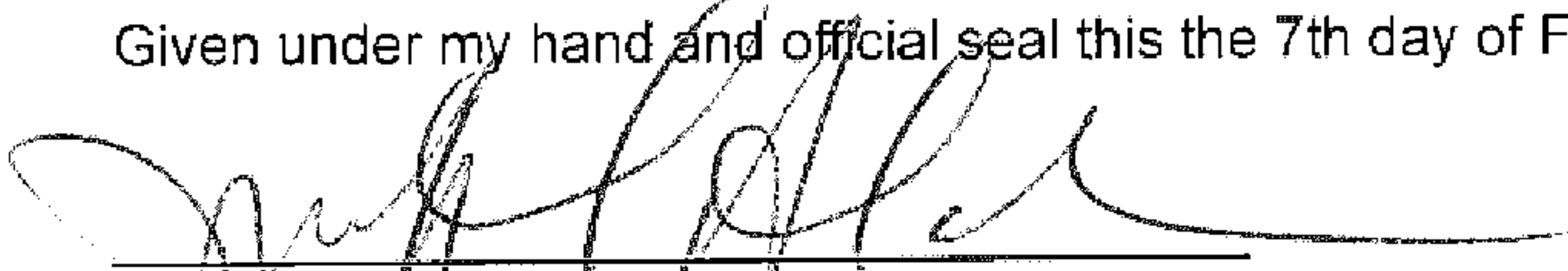

Frank Corley Ellis, III

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 Frank Corley Ellis, III, 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 7th day of February, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 88 degrees 37 minutes 24 seconds West a distance of 98.70 feet; thence North 00 degrees 09 minutes 02 seconds East a distance of 100.01 feet; thence South 88 degrees 52 minutes 25 seconds West a distance of 497.10 feet; thence North 01 degree 09 minutes 17 seconds East a distance of 29.96 feet; thence North 89 degrees 49 minutes 42 seconds West a distance of 187.11 feet; thence South 00 degrees 29 minutes 24 seconds West a distance of 32.33 feet; thence South 89 degrees 22 minutes 31 seconds West a distance of 16.62 feet; thence South 87 degrees 29 minutes 56 seconds West a distance of 17.96 feet; thence North 87 degrees 32 minutes 01 second West a distance of 16.19 feet to the POINT OF BEGINNING; thence South 89 degrees 04 minutes 29 seconds West a distance of 253.63 feet; thence North 47 degrees 02 minutes 35 seconds West a distance of 182.48 feet; thence North 85 degrees 18 minutes 06 seconds East a distance of 274.54 feet; thence North 89 degrees 07 minutes 07 seconds East a distance of 138.36 feet; thence South 19 degrees 56 minutes 48 seconds West a distance of 75.09 feet; thence South 00 degrees 37 minutes 15 seconds East a distance of 74.29 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated December 14, 2021.

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	Anthony Harley Miller Kimberly Nicole Miller
Mailing Address	<u>P.O. Box 1177</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>218 Pine Hill Dr</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Vacant Land</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 07, 2022</u>
		Total Purchase Price	<u>\$15,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> 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 January 26, 2022

Print Frank Corley Ellis, III

 Unattested

Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2022 03:14:35 PM
\$43.00 BRITTANI
20220207000055630

Allen S. Byrd

Form RT-1