

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Clay Donaldson
Ashley Donaldson
*360 Olmsted St-
Birmingham, AL 35242*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY FIVE THOUSAND SIX HUNDRED NINETY DOLLAR AND NO CENTS (\$95,690.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Anthony Ellison, a single man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Clay Donaldson and Ashley Donaldson** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Debra Ellison is deceased, having died October 19, 2020

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of October 2022.

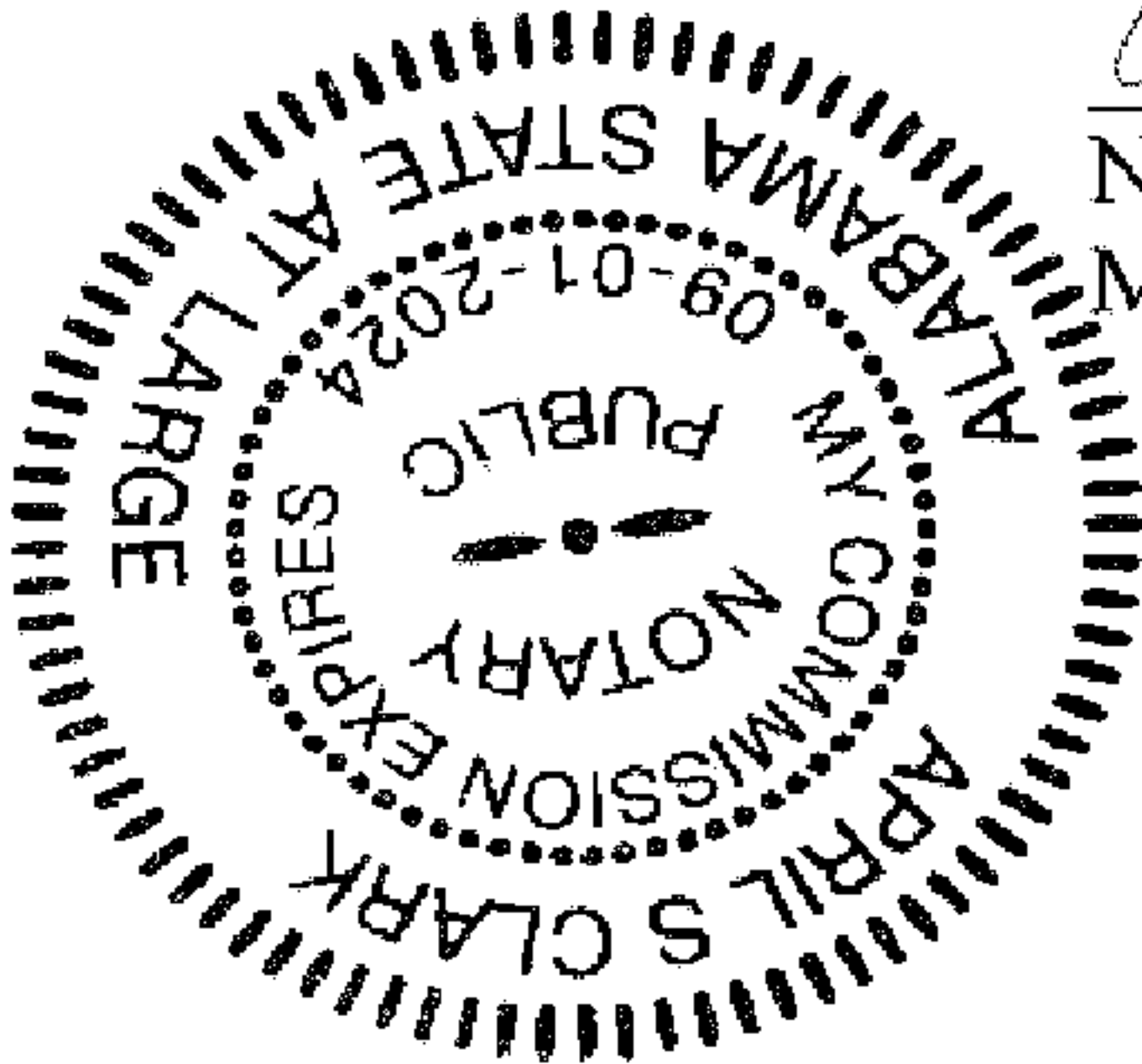


Anthony Ellison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Anthony Ellison**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October 2022.


April Clark

Notary Public
My Commission Expires: 9-1-2024

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Map or plat of a part of the N $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, being more particularly described as follows: Begin at the SW corner of said N $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East; thence run northerly along the west line of said section 198.0 feet; thence turn right 89 deg. 35 min. 30 sec. and run 299.2 feet to the northwesterly right of way line of Alabama State Highway 145; thence turn right 128 deg. 28 min. and run southwesterly along said right of way line 252.9 feet to the south line of said N $\frac{1}{2}$ of said quarter-quarter section; thence turn right 51 deg. 32 min. and run along said south line of N $\frac{1}{2}$ of said quarter-quarter section 141.8 feet to the point of beginning.

Parcel II

Commence at the SW corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 23 minutes 23 seconds West along the West line of said section a distance of 210.06 feet; thence South 88 degrees 22 minutes 37 seconds east a distance of 67.96 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 228.27 feet; thence North 68 degrees 53 minutes 31 seconds West a distance of 254.56 feet; thence South 6 degrees 13 minutes 57 seconds East a distance of 85.72 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/19/2022 02:38:53 PM
 \$124.00 PAYGE
 20221019000395170

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Anthony Ellison
 Mailing Address 635
Rock Ridge RD
COLUMBIA AL 35051

Grantee's Name Clay & Ashley Donaldson
 Mailing Address 3403 Dimsted Street
Birmingham, AL
35242

Property Address 18701 HWY 145
Shelby AL
35143

Date of Sale 10-18-22
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 95,690.00

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
☒ Other

tax 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 (n).

Date 10-18-22

Print

Mike T. Atkinson

Unattested

Sign

Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one