

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28822

Send Tax Notice To: Carden Properties and Investments, LLC
AL
P.O. Box 1246
Columbiana AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Two Hundred Sixty Two Thousand Five Hundred Dollars and No Cents (\$262,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Frank C. Ellis, III, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Carden Properties and Investments, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

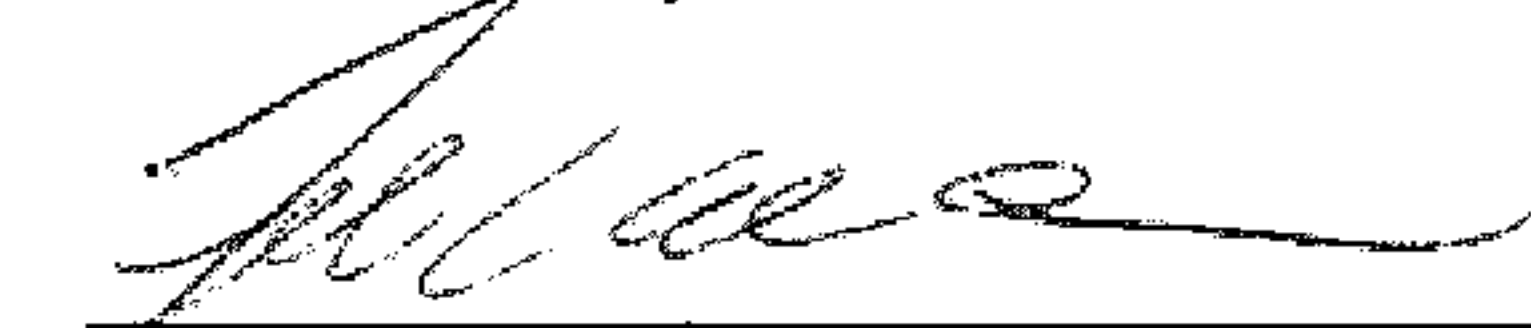
SEE EXHIBIT "A" ATTACHED HERETO

\$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 Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December, 2022.

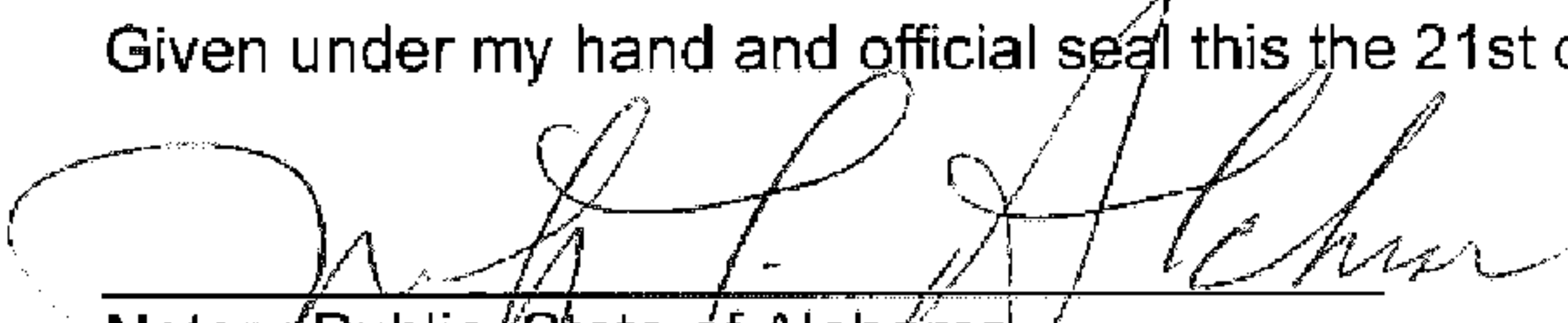


Frank C Ellis III
Manaing Member

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Frank C. Ellis, III as Managing Member of Frank C. Ellis, III, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of December, 2022.



Notary Public, State of Alabama

My Commission Expires: 9-1-24

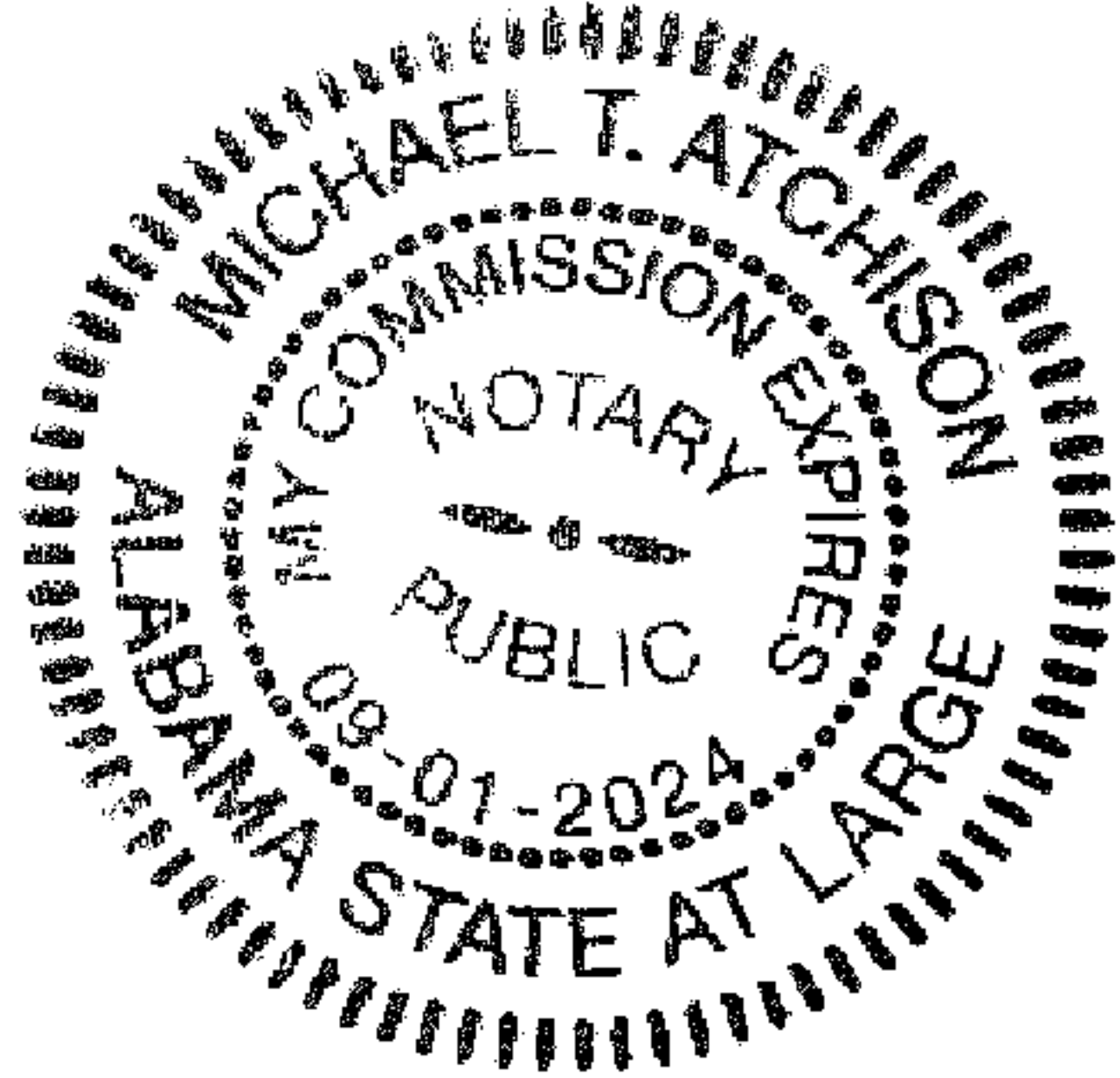


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run southerly along the East boundary of Section 26 a distance of 12.00 feet; thence turn right 99 degrees 00 minutes 37 seconds and run westerly a distance of 155.90 feet; thence turn right 79 degrees 58 minutes 37 seconds and run northerly a distance of 227.00 feet; thence turn left 89 degrees 57 minutes 30 seconds and run westerly 165.70 feet to the POINT OF BEGINNING; thence continue westerly along last course a distance of 98.20 feet to the easterly boundary of the Columbiana-Shelby Road; thence turn right 92 degrees 21 minutes 33 seconds and run northerly along said road a distance of 132.73 feet; thence turn right 90 degrees 23 minutes 10 seconds leaving said road and run easterly 93.16 feet; thence turn right 87 degrees 23 minutes 47 seconds and run southerly 128.16 feet to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, dated September 26, 2007.

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 C. Ellis, III, LLC	Grantee's Name	Carden Properties and Investments, LLC
Mailing Address	<u>P.O. Box 1177</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 1296</u> <u>Columbiana, AL 35051</u>
Property Address	<u>101 Highway 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 21, 2022</u>
		Total Purchase Price	<u>\$262,500.00</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.

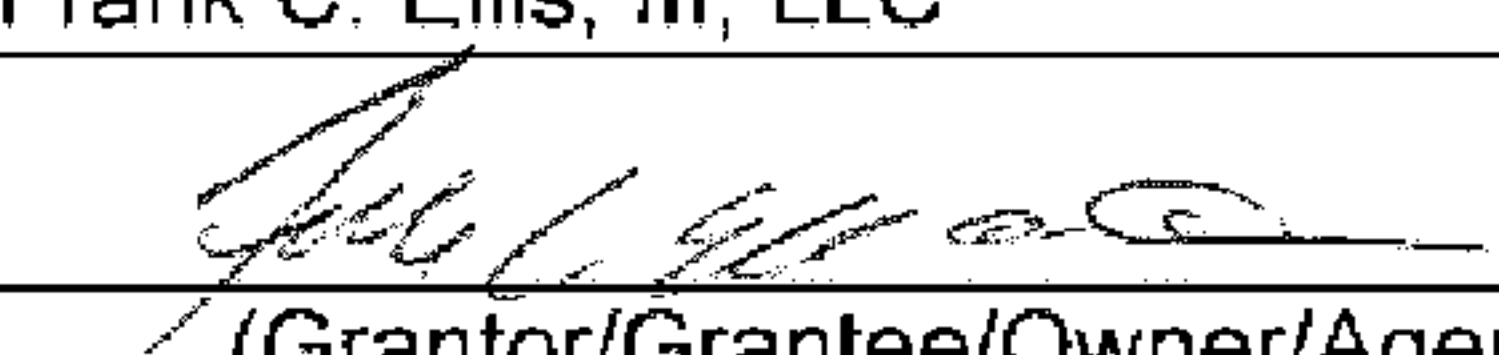
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 December 16, 2022

Print Frank C. Ellis, III, LLC

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2022 10:52:31 AM
\$290.50 JOANN
20221221000456960



Form RT-1

Allen S. Bayl