

Send Tax Notice to:
Taylor Scott White and Taylor Raine
Lenz
434 W College St
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-7829**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$187,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Frank C. Ellis, III, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 1177, Columbiana, AL 35051

by **Taylor Scott White and Taylor Raine Lenz (herein referred to as "Grantee," whether one or more)**, whose mailing address is

434 W College St, Columbiana, AL 35051-9507

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **434 W College St, Columbiana, AL 35051-9507**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$184,496.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17th day of April, 2023

Frank C. Ellis, III, LLC, an Alabama Limited Liability Company

By: [Signature]
Frank C. Ellis, III, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, III, Managing Member**, whose name(s) as **Managing Member(s)** of **Frank C. Ellis, III, LLC**, a/an **Alabama** corporation, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Frank C. Ellis, III, LLC**, on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2023.

[Signature]
Notary Public

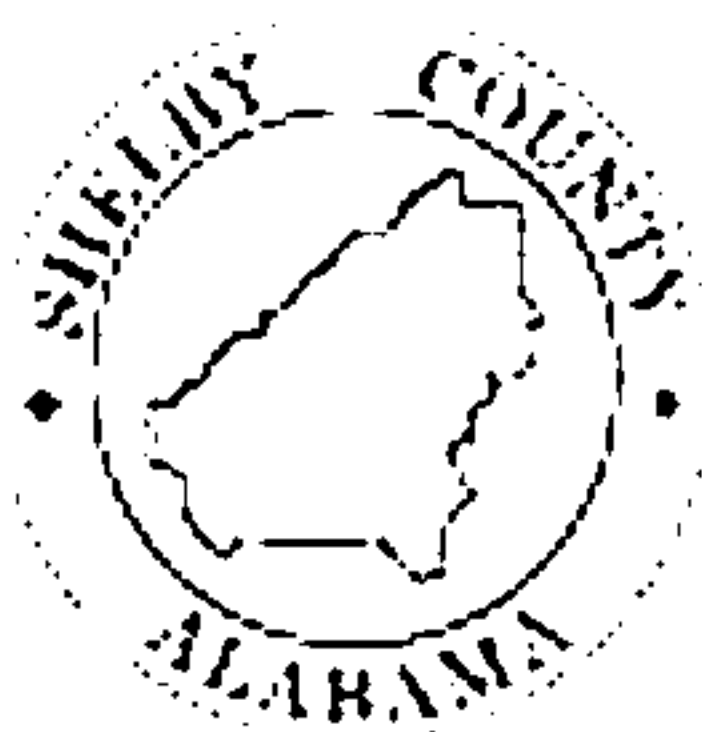
Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/26



EXHIBIT A**Property 1:**

A parcel of land situated in or near the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West and run North 85 degrees 30 minutes East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 degrees East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A"; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10.0 feet South of the Southern line of the Right of Way of the Southern Railroad; thence South 53 degrees 50 minutes West parallel with the South line of said Right of Way 90.0 feet to the point of beginning of the parcel herein described, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence continue parallel with said Southern Line of Right of Way of Southern Railroad 85.0 feet, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence run in a Southerly direction 210 feet, more or less, to a point on the center of the Old Columbiana-Saginaw cut off road which is 195.0 feet measured in a Westerly direction from said reference point "A" along the center line of said road; thence in a Easterly direction along the center of said Old Columbiana-Saginaw cut off road 97.0 feet; thence in a Northerly direction 215 feet, more or less, to the point of beginning. According to the survey of Robert O. Blain, Ala. Reg. No. 9789, dated November 34, 1994.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2023 09:33:23 AM
\$31.50 BRITTANI
20230419000112120

Allen S. Bayl