

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

This Instrument was prepared by:

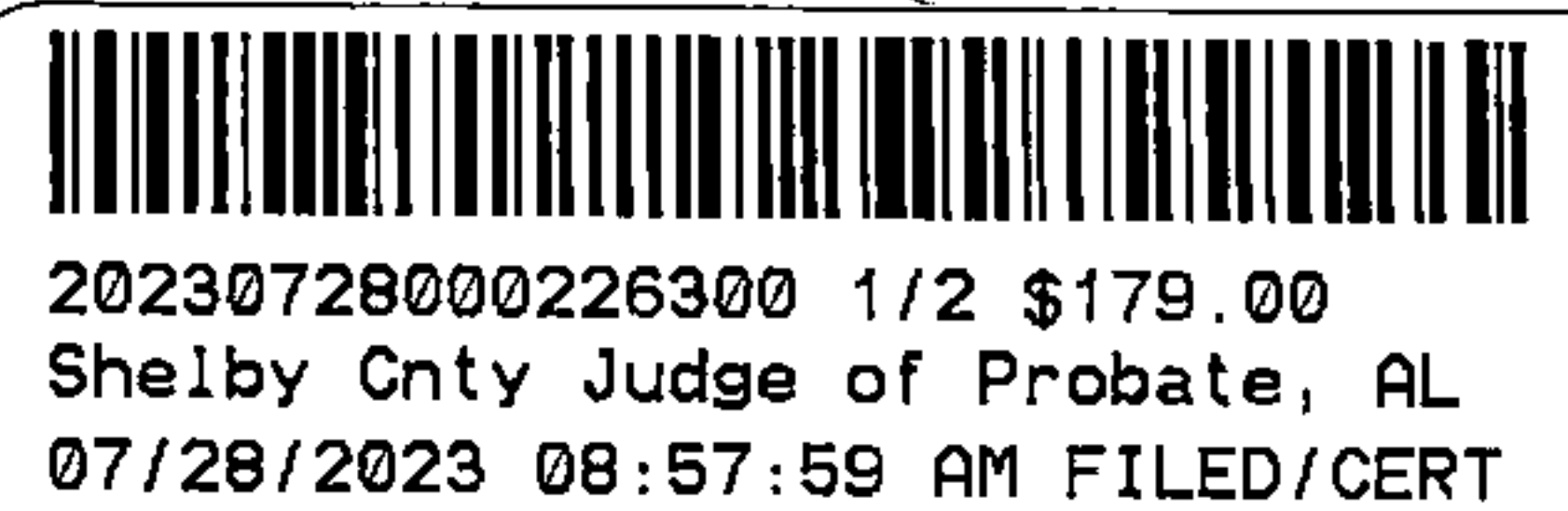
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Cindy Ellison
Michael Ellison
161 Angler's Ln.
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FIFTY THREE THOUSAND, DOLLARS (\$153,000.00)**, 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, I or we, **Buster Horton Killingsworth, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Cindy Ellison and Michael Ellison, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along said Section line 281.40 feet to appoint, thence turn 43°43'08" right and run 100.0 feet to a point, thence turn 4°0'0" right and run 100.0 feet to the point of beginning of the property being described, thence turn an angle of 2°25'0" right and run along the water line contour of Lay Lake a chord distance of 110.0 feet to a point, thence turn 86°34'44" left and run Northeasterly 616.93 feet to a point, thence turn 98°32'58" left and run 48.0 feet to a point, thence turn 75°58'22" left and run Southwesterly 613.41 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein reserves a Life Estate here into the above-described property.

Grantor is sole surviving grantee in Deed Book #347 Page 393 recorded in the Probate Office, Shelby County, Alabama. The other grantee, Marjorie Killingsworth, having died on the 21st day of April, 1995.

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 24th day of July, 2023.

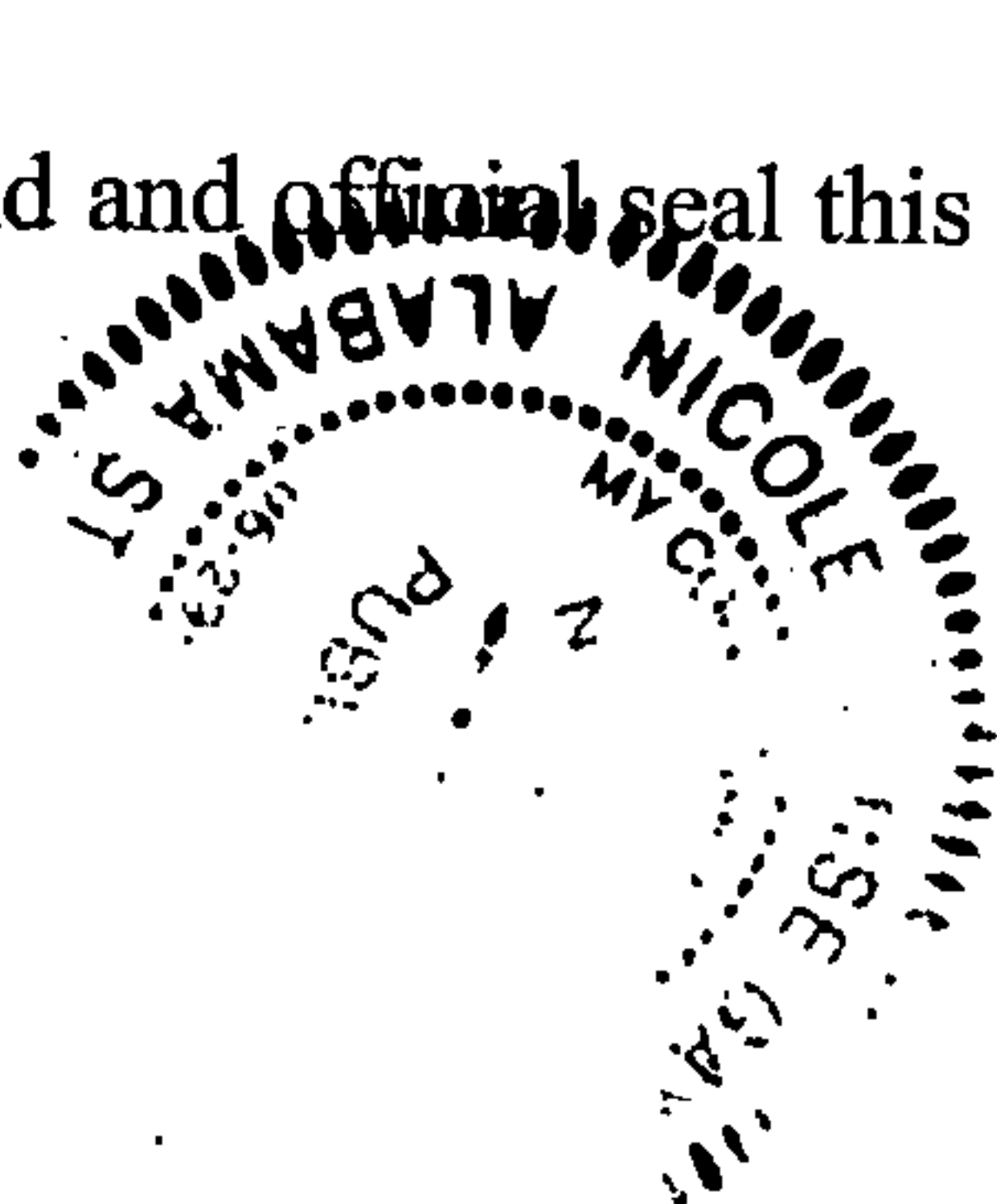
Buster Horton Killingsworth

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 07/28/2023
State of Alabama
Deed Tax: \$153.00

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

Given under my hand and official seal this 24th day of July, 2023.



Notary Public
My Commission Expires: ~~09-01-24~~
6-29-24

Real Estate Sales Validation Form

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

Grantor's Name Buster Horton Killingsworth
Mailing Address 161 Angler's LN
Shelby, AL 35143

Grantee's Name Cindy Ellison
Michael Ellison
Mailing Address 89 Angler's LN
Shelby, AL 35143

Property Address 161 Angler's Lane
Shelby, AL 35143

Date of Sale 7-24-23

Total Purchase Price \$ 153,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20230728000226300 2/2 \$179.00
Shelby Cnty Judge of Probate, AL
07/28/2023 08:57:59 AM FILED/CERT

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 1/2 value of tax Commissioner 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 (h).

Date 7-24-23

Print Buster Horton Killingsworth

☐ Unattested

Sign Buster Horton Killingsworth

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1