

THIS INSTRUMENT PREPARED BY
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:


Frank C. Ellis, Jr., LLC

P. O. Box 1177

Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20231114000334510 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
11/14/2023 03:50:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifteen Thousand and no/100 Dollars (\$15,000.00) and Other Good and Valuable Consideration** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Patsy Self Ellis**, widow of Leven Handy Ellis, II (herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto **Frank C. Ellis, Jr., LLC**, an Alabama Limited Liability Company (herein referred to as GRANTEE) my life estate and any and all other interest which I may own in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit “A” attached hereto and part and parcel hereof as fully as if set out herein, said Exhibit “A” is signed by Grantor for identification purposes.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of ~~October~~, 2023.
November

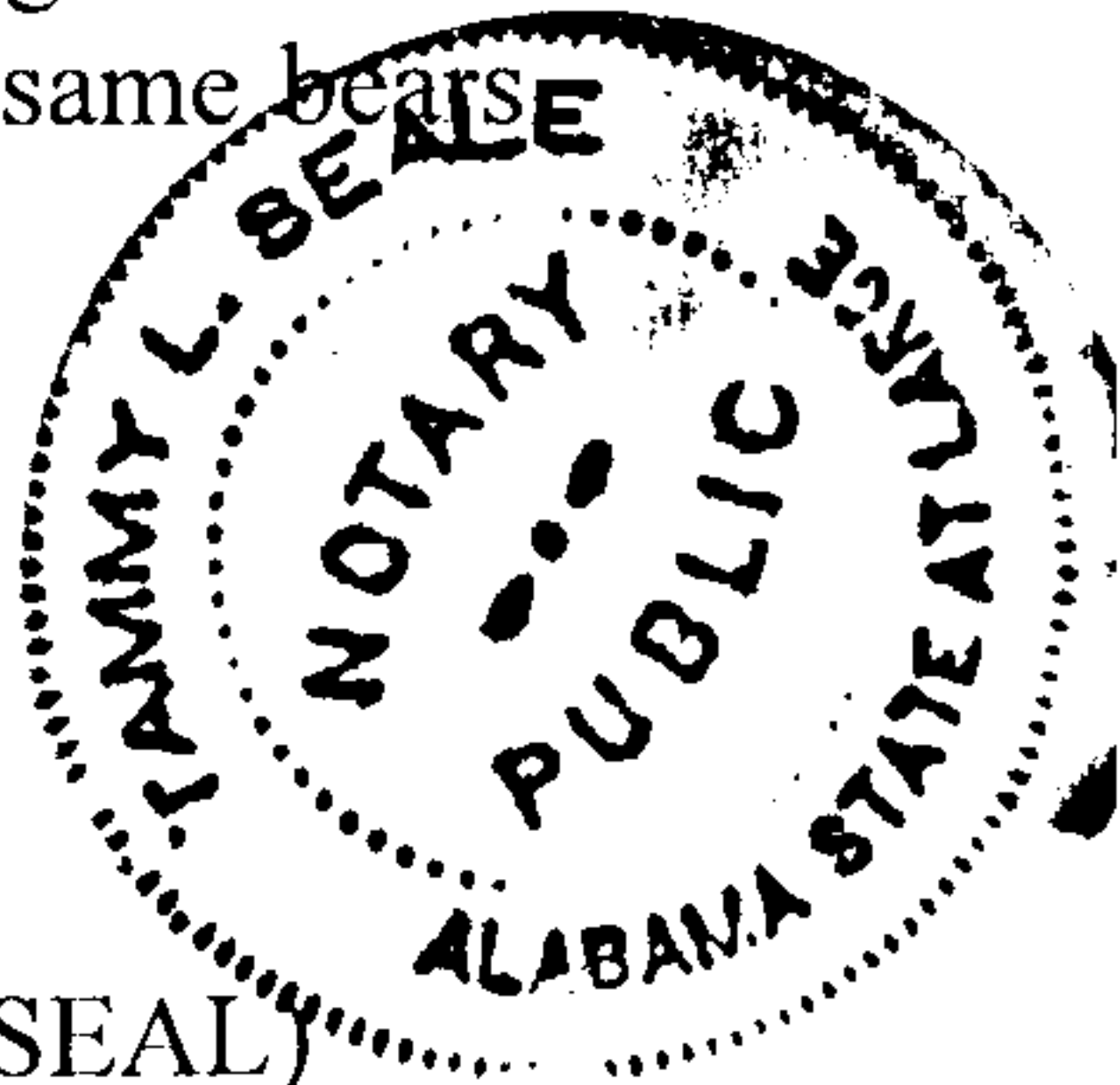
Patsy Self Ellis (SEAL)
Patsy Self Ellis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patsy Self Ellis**, widow of Leven Handy Ellis, II, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of ~~October~~ November, 2023.

Jammy L. Seale (SEAL)
Notary Public



Shelby County, AL 11/14/2023
State of Alabama
Deed Tax: \$15.00

My Commission Expires: 7-12-2027

Exhibit "A"



20231114000334510 2/3 \$43.00
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The residence and land formerly occupied by Christine Moody Ellis and Frank C. Ellis, Sr., consisting of one acre, the center of which is the center of the existing house located thereon, being a part of the SW 1/4 of the NE 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, and being the same house and land to which Leven Handy Ellis, II and his wife, Patsy Ellis, were willed the right to reside in and upon during their lifetime pursuant to the Last Will and Testament of Christine M. Ellis, deceased.

It is the intention of Grantors to convey to Grantee the residence and all property owned by Christine M. Ellis lying northeast of the existing lake, whether correctly described herein or not.

SIGNED FOR IDENTIFICATION:

Patsy Self Ellis

Patsy Self Ellis - Grantor

Real Estate Sales Validation Form

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

Grantor's Name Patsy Self Ellis
Mailing Address 110 Ellis Farm Road
Columbiana, AL 35051

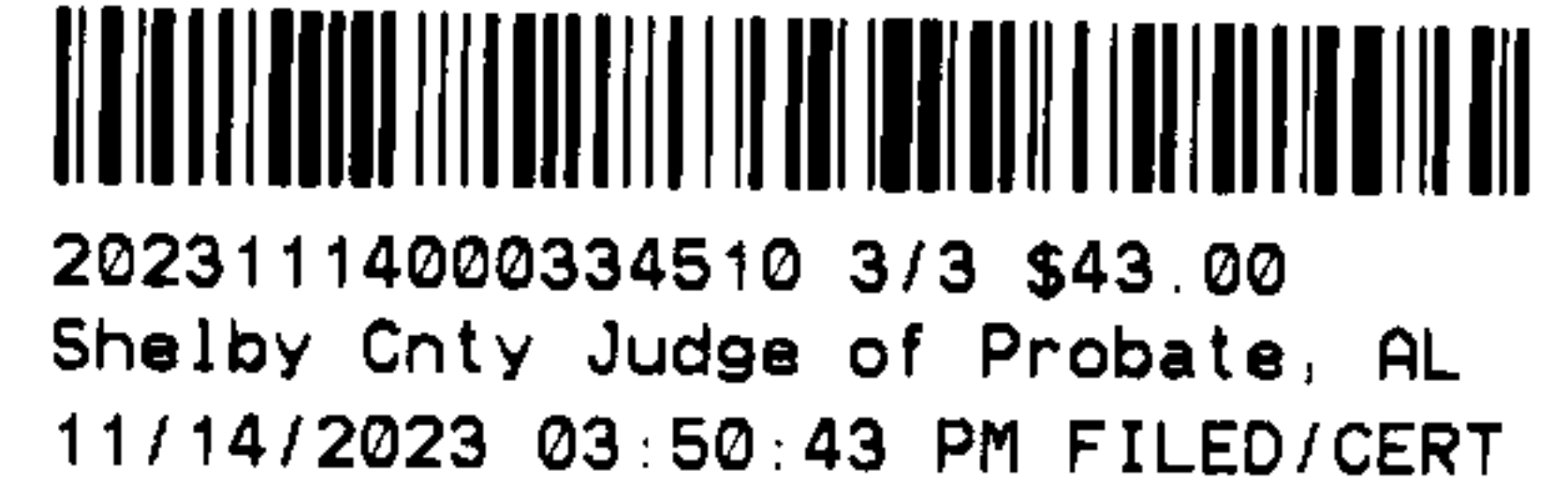
Grantee's Name Frank C. Ellis, Jr., LLC
Mailing Address P. O. Box 1177
Columbiana, AL 35051

Property Address 110 Ellis Farm Road
Columbiana, AL 35051

Date of Sale 11-02-2023
Total Purchase Price \$ 15,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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 Grantee is already the owner of this parcel of land.
It is, by this transaction, purchasing the life estate interest from Grantor for the specified purch. price.

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 11-02-2023
11-02-2023

Print Patsy Self Ellis

Unattested

(verified by)

Sign Patsy Self Ellis
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1