



20231204000350080 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
12/04/2023 02:22:54 PM FILED/CERT

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Leigh Graves Ellington
1816 Southpointe Cir
Hoover AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

AMV -\$33,950.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. **Don Ellington and wife Marcia Ellington** whose address is 1816 Southpointe Circle (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Leigh Graves Ellington** whose mailing address is 1816 Southpointe Circle (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of Farmingdale Road, Harpersville, AL 35078 to wit:

Parcel II:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East in Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a P.K. Nail with washer stamped "Clinkscals" found in an asphalt road being locally accepted as the Southeast corner of the South 1/2 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence run N 01°31'53" W for a distance of 35.96 feet to a 1/2" rebar along the Northerly right-of-way of Farmingdale Road (80' R.O.W.); thence run N 00°01'15" W for a distance of 267.60 feet to a found 3/4" rebar and the POINT OF BEGINNING of the parcel herein described; thence run N 00°00'36" E for a distance of 1013.83 feet to a found 3/4" rebar; thence run S 89°25'34" W for a distance of 295.01 feet to a set 5/8" capped rebar stamped "Clinkscals" thence run S 00°08'18" E for a distance of 1275.75 feet to a set 5/8" capped rebar stamped "Clinkscals" along the northerly right-of-way of said Farmingdale Road (80' R.O.W.); thence continue along said right-of-way N 88°35'27" E for a distance of 100.53 feet to a found 3/4" rebar; thence leaving said right-of-way, run N 02°39'49" E for a distance of 270.52 feet to a found P.K. nail washer stamped "Clinkscals" thence run S 87°29'28" E for a distance of 178.84 feet to the POINT OF BEGINNING.

Shelby County, AL 12/04/2023
State of Alabama
Deed Tax: \$34.00



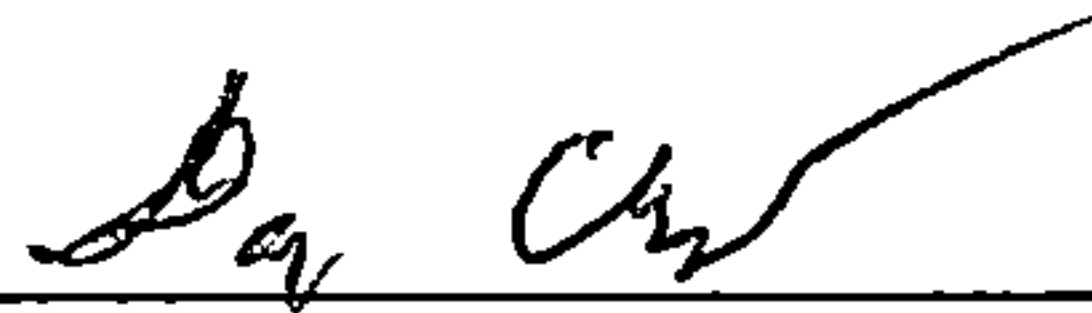
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Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any mineral rights leased granted or retained by prior owners

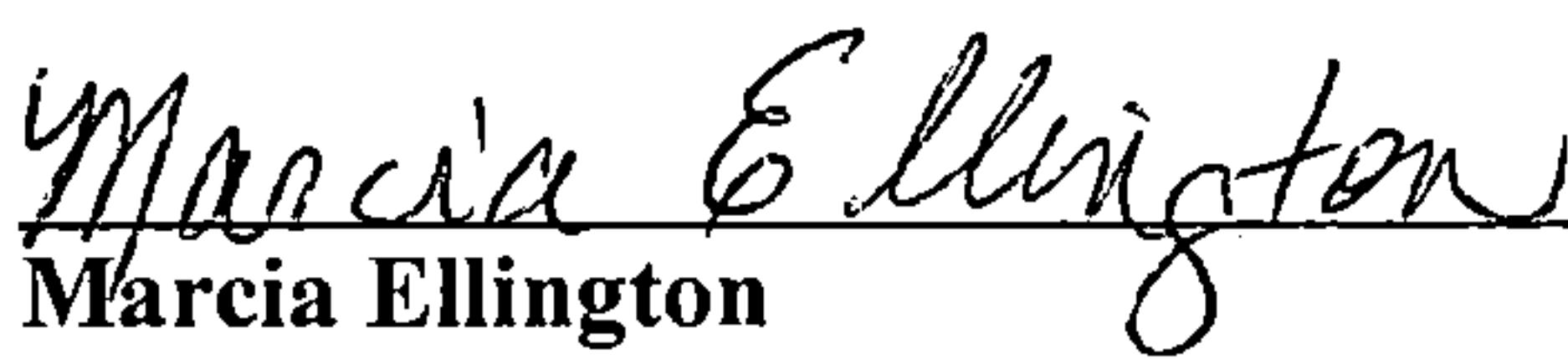
Said property does not constitute the homestead of the Grantors.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1 day of December, 2023.



Don Ellington



Marcia Ellington

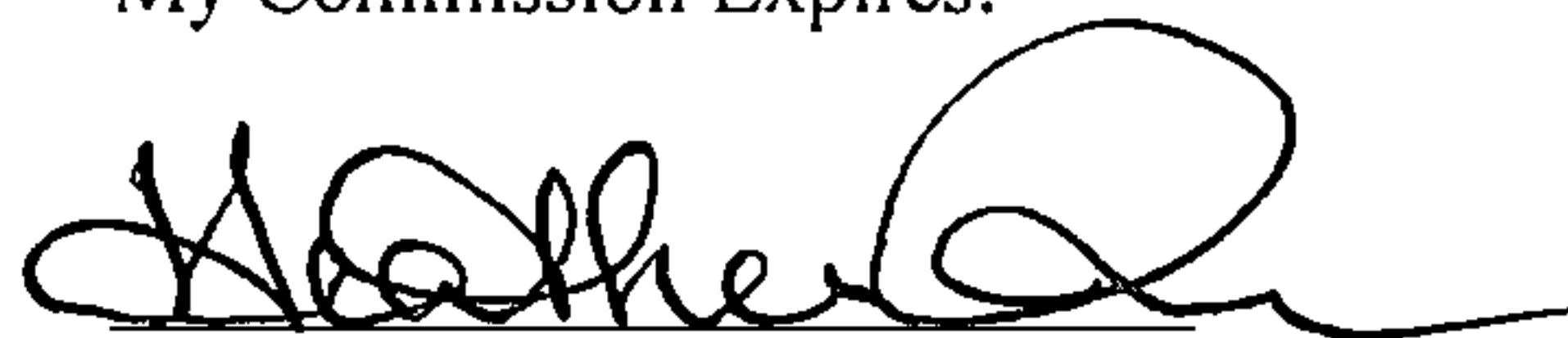
STATE OF ALABAMA

JEFFERSON COUNTY

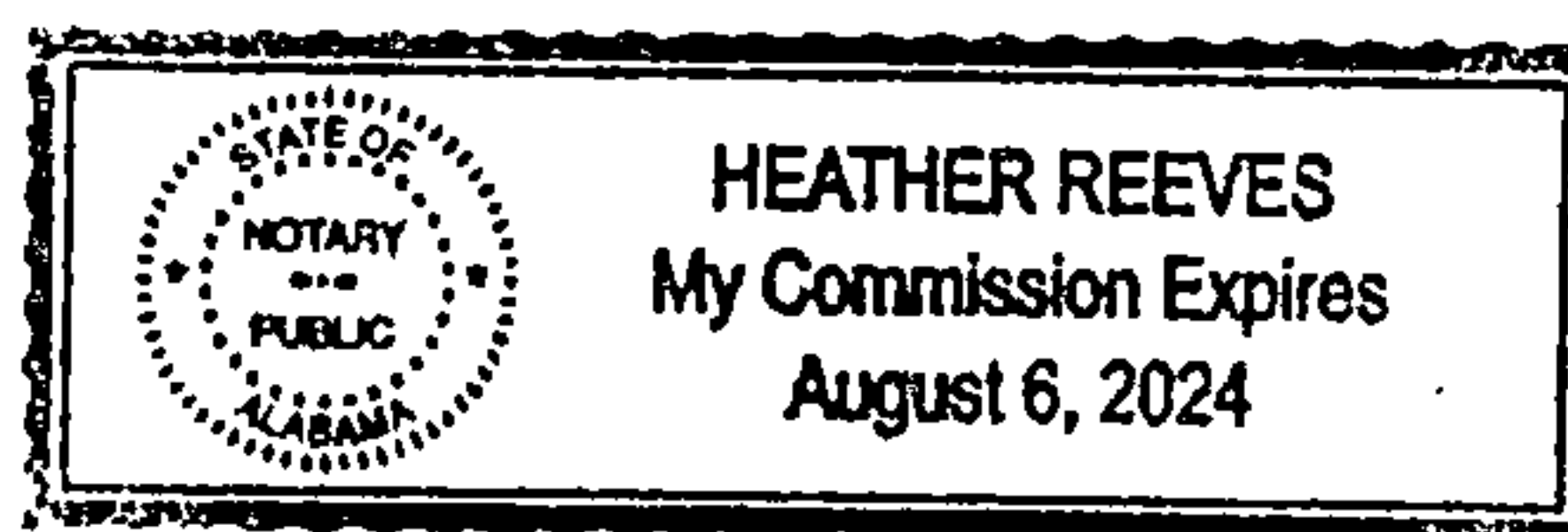
I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Don Ellington and Marcia Ellington whose names is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance they, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 1 day of December, 2023

My Commission Expires: 8-6-24



Notary Public



(SEAL)