

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Graham Smith  
4923 Indian Valley Road  
Birmingham, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred One Thousand and 00/100 Dollars (\$301,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JACOB T. ELLIS and spouse, CHRISTINA G. ELLIS** (herein referred to as Grantors) grant, bargain, sell and convey unto **GRAHAM SMITH** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 4, Block 2, according to the Survey of Indian Valley 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.**


Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$285,950.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 15th day of December, 2023.

  
JACOB T. ELLIS

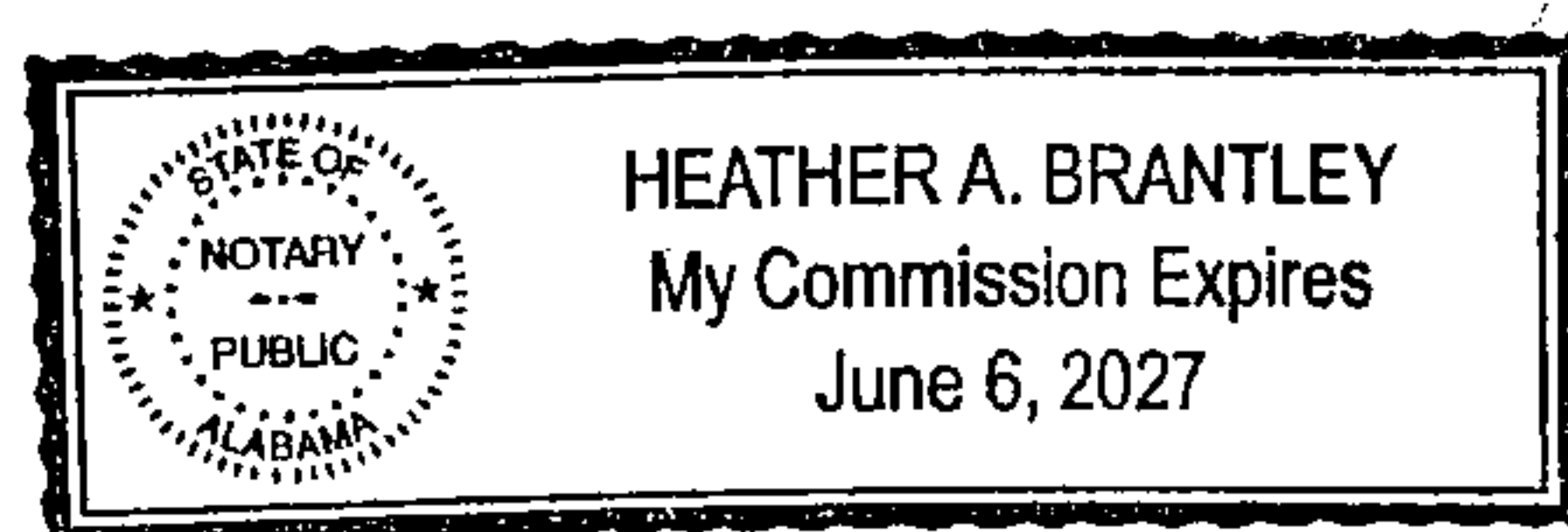
  
CHRISTINA G. ELLIS

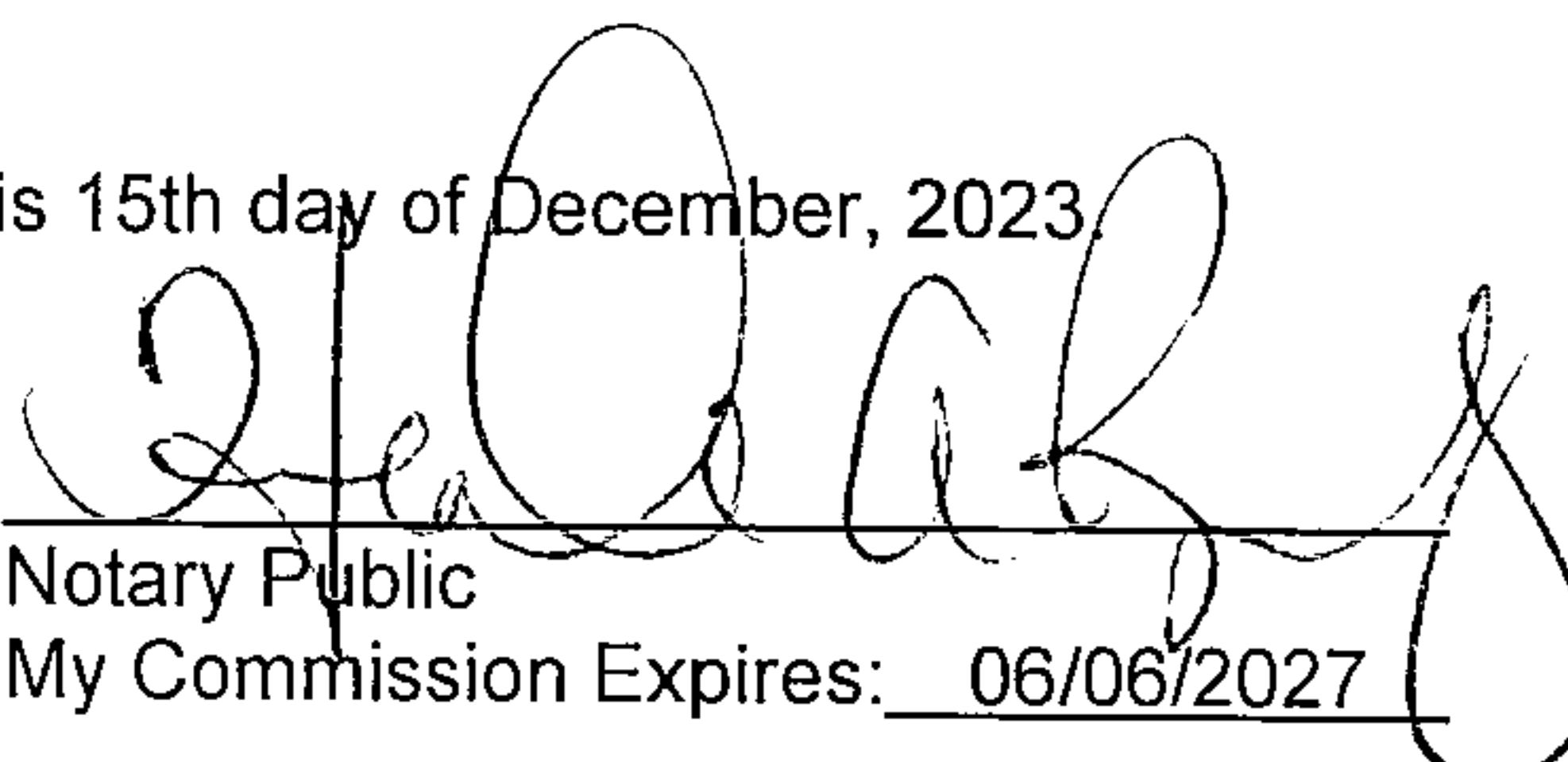
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACOB T. ELLIS and CHRISTINA G. ELLIS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2023



  
Notary Public  
My Commission Expires: 06/06/2027

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>JACOB T. ELLIS</u>	Grantee's Name	<u>GRAHAM SMITH</u>
Mailing Address	<u>CHRISTINA G. ELLIS</u> <u>5120 Valleybrook Circle</u> <u>Birmingham, AL 35244</u>	Mailing Address	<u>4923 Indian Valley Road</u> <u>Birmingham, AL 35244</u>
Property Address	<u>4923 Indian Valley Road</u> <u>Birmingham, AL 35244</u>	Date of Sale	<u>December 15, 2023</u>
		Total Purchase Price \$	<u>301,000.00</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>  x  </u> Sales Contract	<u>      </u> Other <u>                    </u>
<u>  x  </u> Closing Statement	<u>                                    </u>

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 December 15, 2023

Print B. CHRISTOPHER BATTLES

       Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/04/2024 11:44:17 AM**  
**\$40.50 JOANN**  
**20240104000003340**

**Form RT-1**

*Allen S. Bayl*