

**SEND TAX NOTICE TO:**  
Justin A. Ellis and Jamie Ellis  
367 Country Manor Drive  
Sterrett, AL 35147

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

### **WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED FORTY NINE THOUSAND AND 00/100 (\$449,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Scott A. Smeltzer and Deanna C. Smeltzer, a married couple**, whose address is 367 Country Manor Drive, Sterrett, AL 35147 (hereinafter "Grantor", whether one or more), by **Justin A. Ellis and Jamie Ellis**, whose address is 367 Country Manor Drive, Sterrett, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Justin A. Ellis and Jamie Ellis, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 367 Country Manor Drive, Sterrett, AL 35147 to-wit:**

**A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction along the North line of said 1/4 section 15.0 feet to the point of beginning; thence left 88 degrees 45 minutes in a Southerly direction 531.88 feet; thence right 100 degrees 40 minutes 17 seconds in a Northerly direction 503.70 feet; thence left 15 degrees 00 minutes in a Westerly direction 30.0 feet; thence right 90 degrees 00 minutes in a Northerly direction 30.0 feet; thence right 56 degrees 24 minutes 04 seconds in a Northeasterly direction 668.43 feet to the point of beginning. Situated in Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$449,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of January, 2024.

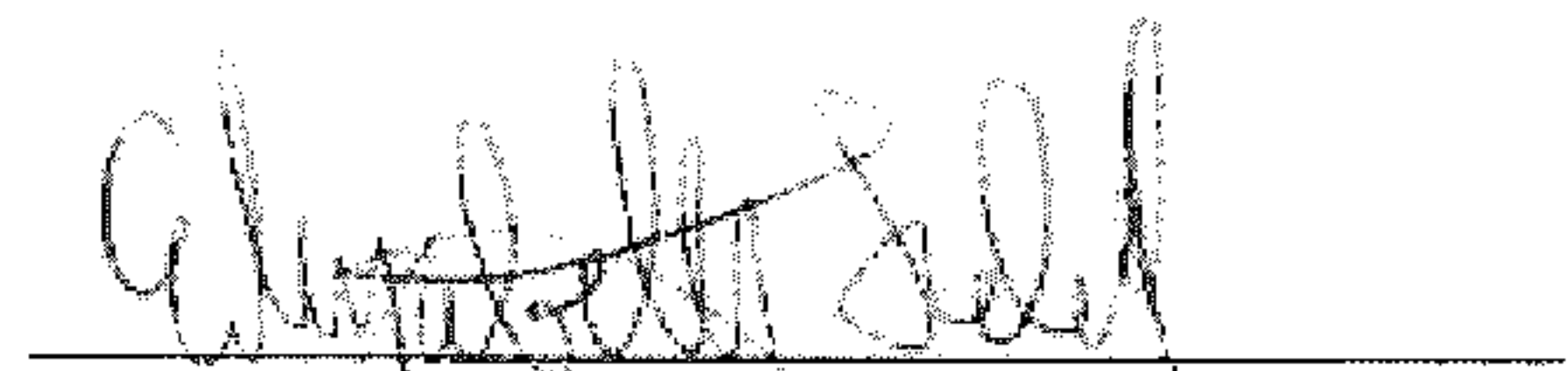
  
Scott A. Smeltzer

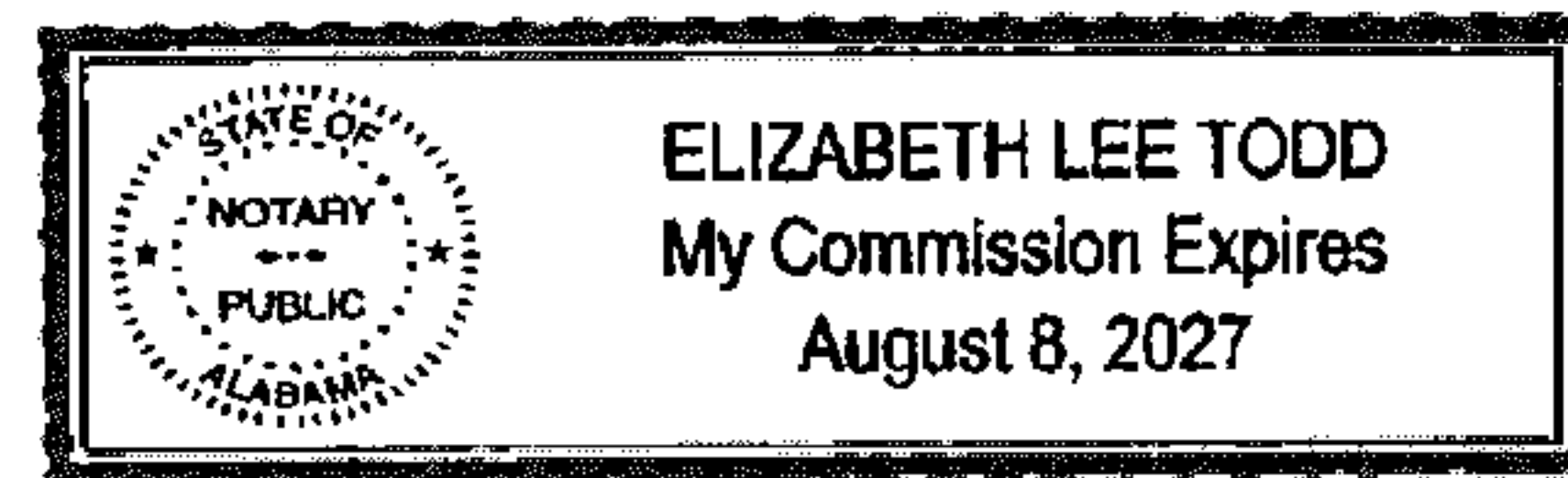
  
Deanna C. Smeltzer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Scott A. Smeltzer and Deanna C. Smeltzer whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2024.

  
Notary Public  
My Commission Expires: 08/08/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2024 10:09:47 AM  
\$26.00 JOANN  
20240110000008400

