

Send Tax Notice to:
Alicia Monic Simpson
436 W College St.
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-15242

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$145,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Frank C. Ellis, III, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 1177, Columbiana, AL 35051

by **Alicia Monic Simpson (herein referred to as "Grantee")**, whose mailing address is

436 W College St, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **436 W College St, Columbiana, AL 35051**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$145,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29th day of March, 2024

Frank C. Ellis, III, LLC, an Alabama Limited Liability Company

By: [Signature]
Frank C. Ellis, III, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, III, Managing Member**, whose name(s) as **Managing Member(s)** of **Frank C. Ellis, III, LLC**, a/an **Alabama** corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of **Frank C. Ellis, III, LLC**, on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2024.

[Signature]
Notary Public, State of Alabama

Printed Name Cassy L. Dailey
My Commission Expires: 05/02/26

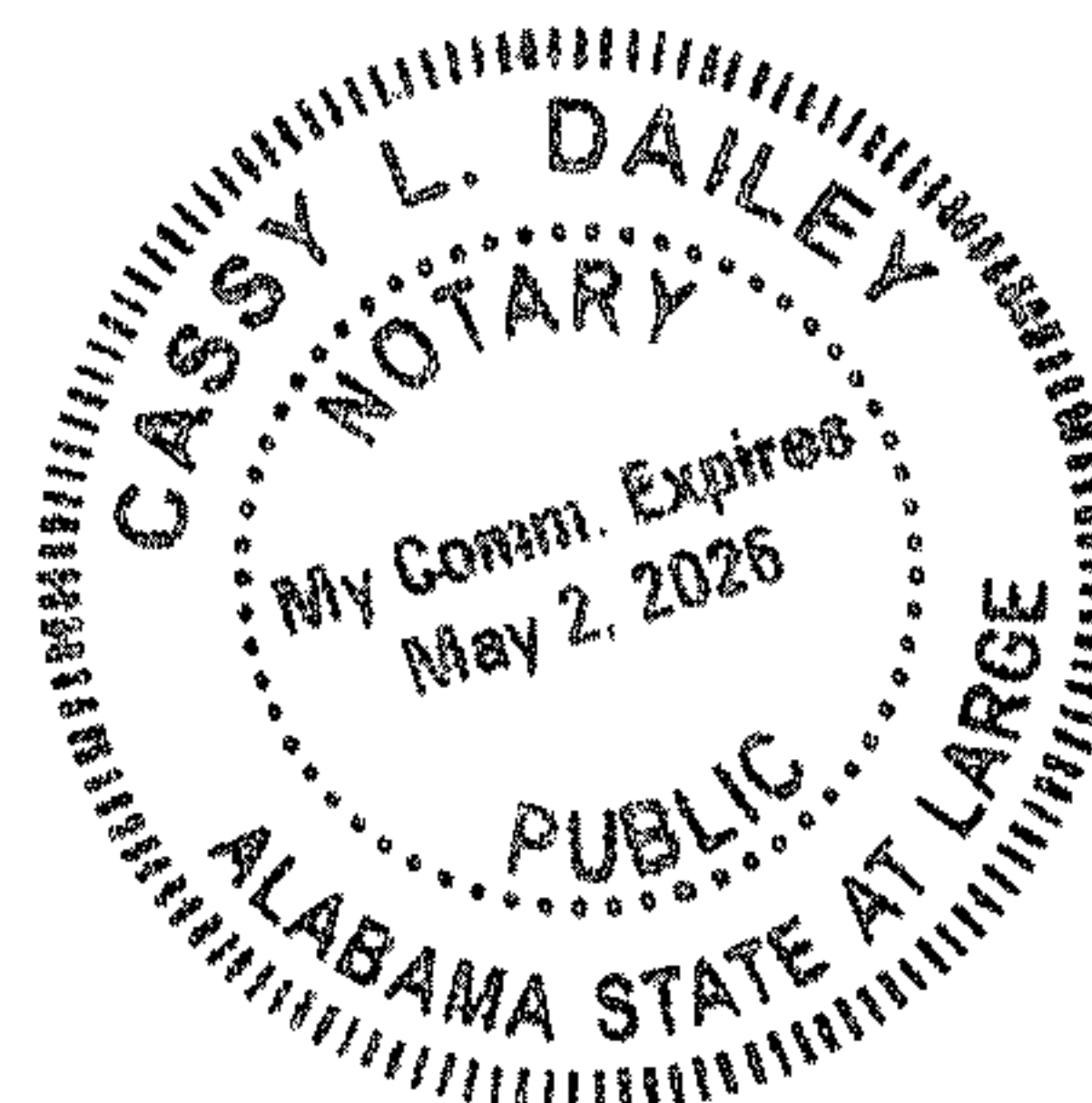


EXHIBIT A**Property 1:**

A parcel of land situated in the SW corner of the NW 1/4 of NW 1/4, Section 26, Township 21, Range 1 West, and described as follows: commencing at the SW corner of said NW 1/4 of NW 1/4 and run North 85 degrees 30 minutes East 150 feet along the center of the old Columbiana-Saginaw Cut-off Road; thence North 72 degrees East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point A; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10 feet South of the South line of the R/O/W of Southern Railway; thence South 53 degrees 50 minutes West parallel with the South line of said R/O/W 90 feet to the point of beginning; thence North 10 feet to the South line of the Southern Railway R/O/W; thence run in a Southwesterly direction along the Southerly line of the R/O/W of said railroad 143 feet, more or less, to a point 278.5 feet Northeasterly from the center of the Columbiana-Saginaw public road, which point is marked by an iron stake and is the NE corner of the John Rainey & Julia E. Hughes lot; thence Southerly along the East line of said Hughes lot to a point on the North line of said Columbiana-Saginaw Cut-off Road (being Highway 70) which point is 258.25 feet Easterly of the point of intersection of said highway with said railroad R/O/W and is the SE corner of said Hughes lot; thence run in an Easterly direction along the North R/O/W line of said Columbiana-Saginaw Cut-off Road, to an iron stob marking the Southwest corner of Jack and Venida Smith lot; thence run Northerly 210 feet to the NW corner of said Smith lot, said point being 10 feet South of the South line of said railroad R/O/W; thence run Easterly and parallel with said railroad R/O/W and along the Northerly line of the Smith lot 85 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2024 01:26:31 PM
\$29.00 BRITTANI
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Allen S. Bayl