

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Kenneth D. Ellis
1919 Cahaba Valley Road
Indian Springs, AL 35124

WARRANTY DEED



20240410000102460 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
04/10/2024 10:06:32 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

THE ROBERT H. ELLIS FAMILY TRUST

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

MARIANNA M. ELLIS AND KENNETH D. ELLIS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ELLIS LIVING TRUST, DATED JUNE 27, 2014, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3 day of April, 2024.

MARIANNA M. ELLIS, TRUSTEE

KENNETH D. ELLIS, TRUSTEE

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Kenneth D. Ellis and Marianna M. Ellis, Trustees of the Robert H. Ellis Family Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 3 day of April, 2024.



Notary Public
My Commission Expires: 11-27-2027

EXHIBIT A

20240410000102460 2/3 \$39.00
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FROM THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 400.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 97 DEGREES 00 MINUTES 30 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY 255.25 FEET; THENCE TURN AN ANGLE OF 95 DEGREES 42 MINUTES TO THE LEFT AND RUN SOUTHERLY 40.0 FEET; THENCE TURN AN ANGLE OF 31 DEGREES TO THE LEFT AND RUN SOUTHEASTERLY 279 FEET, MORE OR LESS, TO THE CENTER OF BISHOP CREEK; THENCE RUN UP ALONG THE CENTER OF SAID CREEK WITH THE MEANDERINGS THEREOF FOR 300 FEET; MORE OR LESS, TO THE INTERSECTION OF THE CENTER OF SAID CREEK AND THE EAST BOUNDARY LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION 470 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THIS LAND BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST. SITUATED IN SHELBY COUNTY, ALABAMA.

REAL ESTATE SALES VALIDATION FORMS



20240410000102460 3/3 \$39.00
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THIS DOCUMENT MUST BE FILED IN ACCORDINANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): The Robert H. Ellis Family Trust
MAILING ADDRESS: 1919 Cahaba Valley Road
Indian Springs, AL 35124
PROPERTY ADDRESS: 3029 Ritha Circle
Birmingham, AL 35242

GRANTEE NAME(S): Ellis Living Trust, dated June 27, 2014
MAILING ADDRESS: 1919 Cahaba Valley Road
Indian Springs, AL 35124
DATE OF SALE: 4-3-24
TOTAL PURCHASE PRICE: \$ 10,000.00
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 _____

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 4-3-24

Unattested

(verified by)

Print: Kenneth D. Ellis, Trustee
Sign: Kenneth D. Ellis
(Grantor/Grantee/Owner/Agent)