

SEND TAX NOTICE TO:

Ann B. Elliott
358 Highway 7
Wilsonville, AL 35186

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection (\$1.00)** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **Melody Stallings**, a married woman, **Joe B. Elliott, Jr.** and wife, **Charla Elliott** (herein referred to as GRANTORS), do hereby grant, bargain, sell, and convey unto **Ann B. Elliott** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW ¼ of the SW ¼ of Section 15, Township 21 South, Range 1 East, thence run Northerly along the West line thereof for 863.91 feet; thence 91 degrees, 20 minutes, 45 seconds right run Easterly 48.60 feet to the Easterly R/W of Shelby County Road #7, said point being the Point of Beginning; thence continue last described course for 1289.26 feet to the East line of said ¼-¼ section; thence 88 degrees, 51 minutes, 55 seconds right run Southerly 873.60 feet to the SE corner of said ¼-¼ section; thence 91 degrees, 33 minutes right run Westerly along the South line thereof for 102.36 feet, thence 88 degrees, 17 minutes, 44 seconds right run Northerly for 210.0 feet; thence 88 degrees, 17 minutes, 37 seconds left run Westerly for 1187.94 feet to the Easterly R/W of said County Road #7; thence 88 degrees, 34 minutes, 06 seconds right run Northerly along said R/W for 654.19 feet to the Point of Beginning.

Mineral and mining rights excepted.

Subject to any and all easements and restrictions of record.

The above-described property is conveyed to the Grantor together with all household furniture, furnishings, and personal property located in or on the above-described real estate, including, but not being limited to, the double-wide manufactured home and all improvements attached thereto and located thereon.

The Grantors Melody Stallings and Joe B. Elliott, Jr., together with the Grantee Ann B. Elliott, are the only heirs of Joe B. Elliott, who was also known as Joe B. Elliott, Sr., and who died on June 8, 2023, while a resident of Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set hands and seals this 14 day of April, 2024.

Melody Stallings 4/14/2024
Melody Stallings (SEAL)

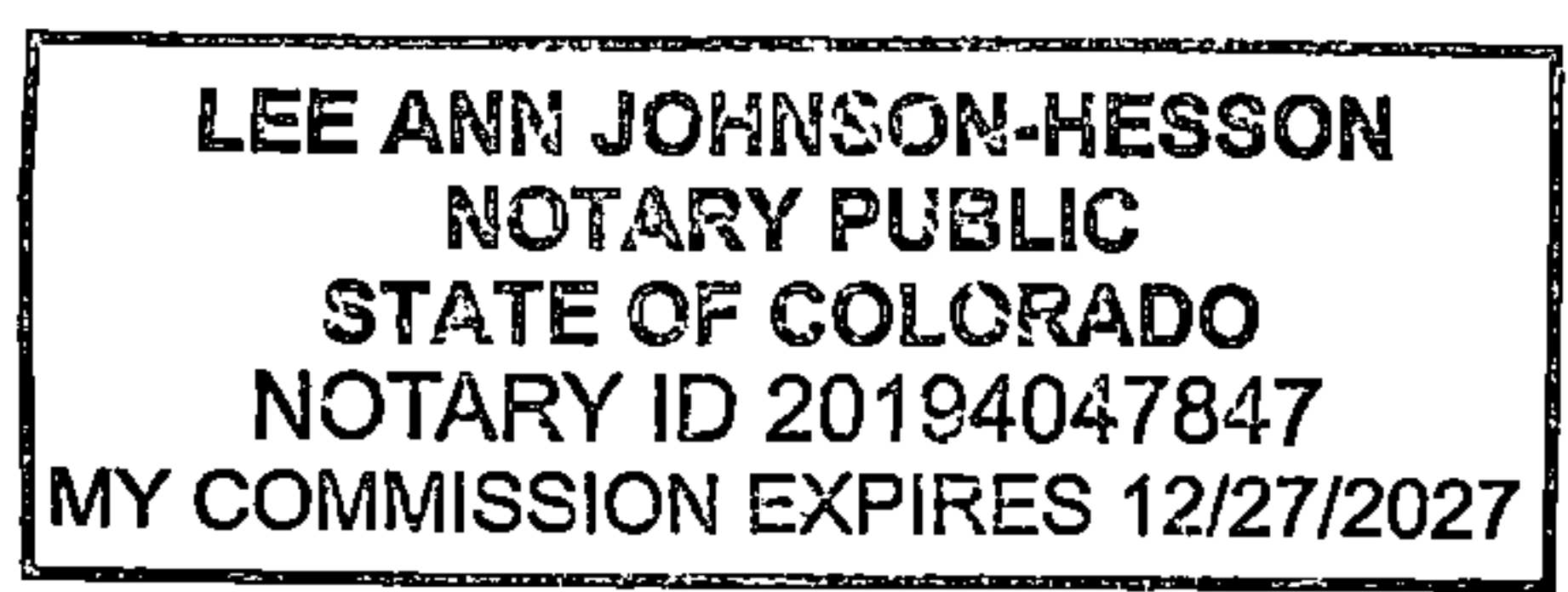
Joe B. Elliott, Jr. (SEAL)
Joe B. Elliott, Jr. 4/4/2024

Charla Elliott (SEAL)
Charla Elliott 4/4/24

STATE OF COLORADO
COUNTY OF Weld

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Melody Stallings**, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2024.



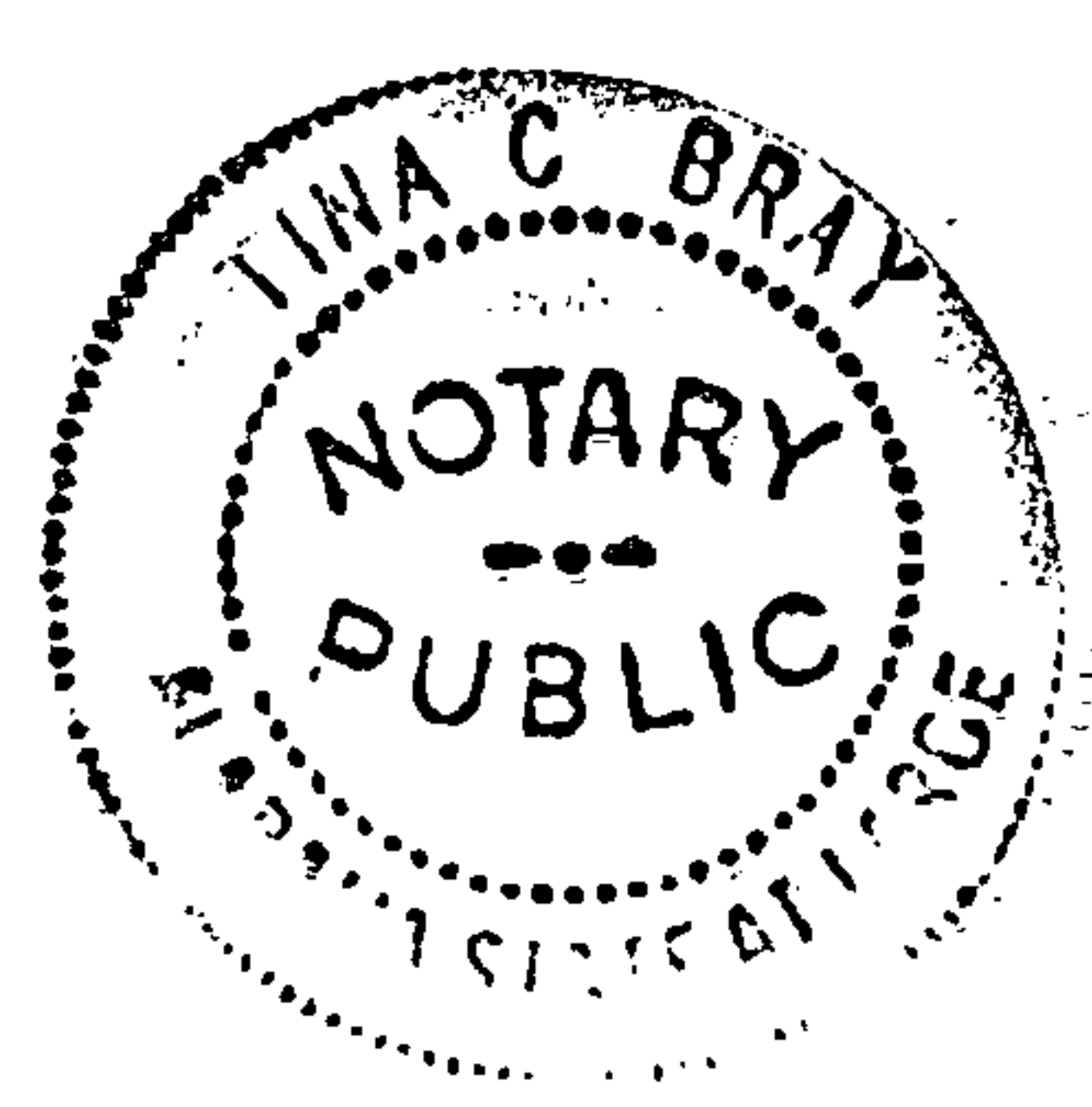
Lee Johnson-Hesson (SEAL)
Notary Public

My Commission Expires: 12/27/2027 ~~2024~~ 4/14/24

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joe B. Elliott, Jr.** and wife, **Charla Elliott**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2024.



Tina C. Bray (SEAL)
Notary Public

My Commission Expires: 7-27-27

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joe B. Elliott Jr. & Charla Elliott
Mailing Address Melody Stallings
362 Hwy 7
Wilsonville, AL 35186

Grantee's Name Ann B. Elliott
Mailing Address 358 Highway 7
Wilsonville, AL 35186

Property Address 358 Highway 7
Wilsonville, AL 35186

Date of Sale 04 -14- 2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 198,550.00

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 Based on Total Market Value on file in the Office of
the Shelby County Property Tax Commissioner

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 04 -30 - 2024

Print Ann B. Elliott Frank Ellis, Jr.

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one Agent

Unattested

(verified by)

Form RT-1