

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29692

Send Tax Notice To: Frank Flow
Alana Flow

PO Box 1494
Columbiana, AL 35040

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Elmore LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Frank Flow and Alana Flow**, as joint tenants with right of survivorship (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

\$89,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June, 2024.

ELMORE LLC

Prachi Elmore
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Prachi Elmore as Managing Member of Elmore LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 11th day of June, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

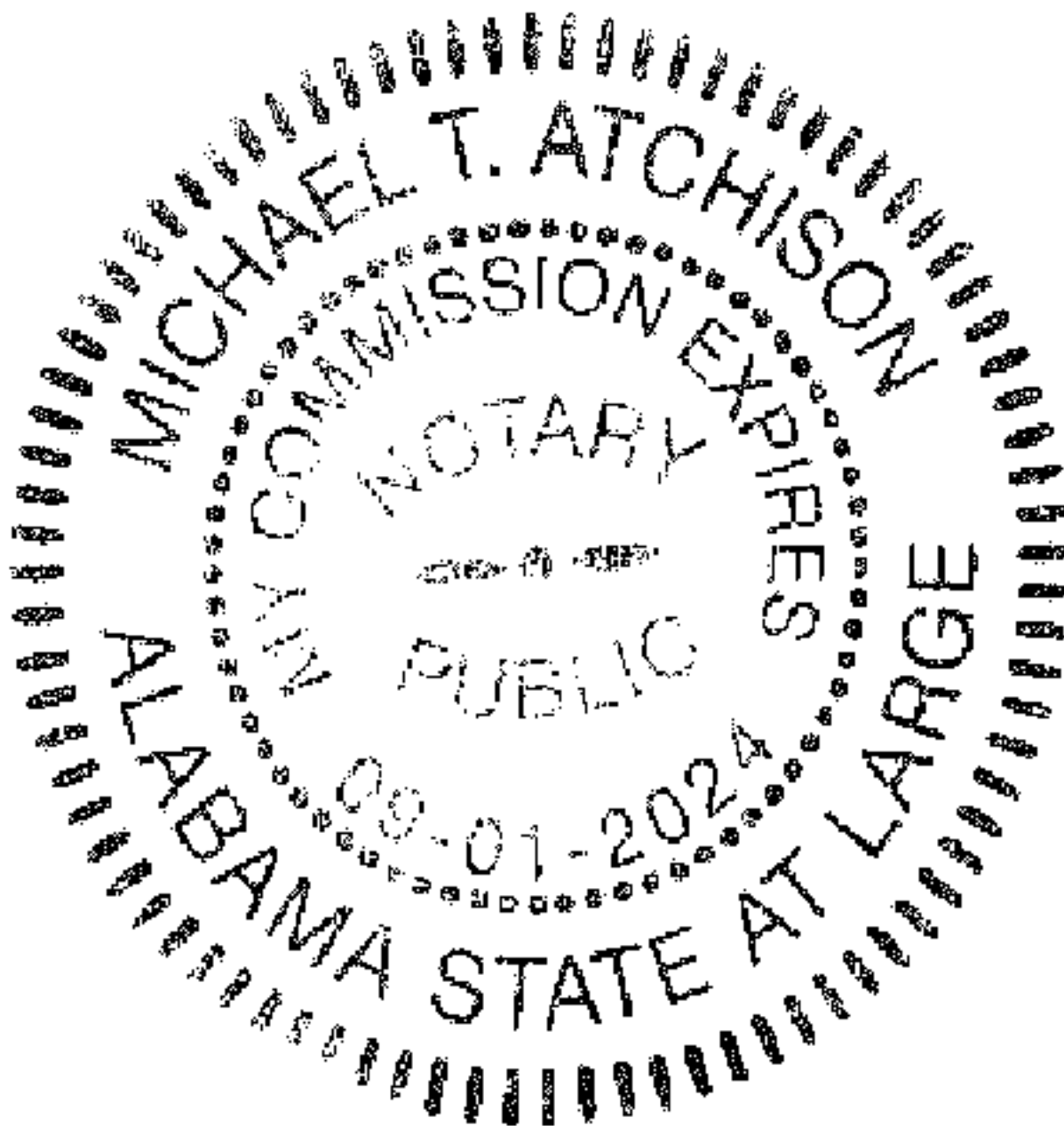
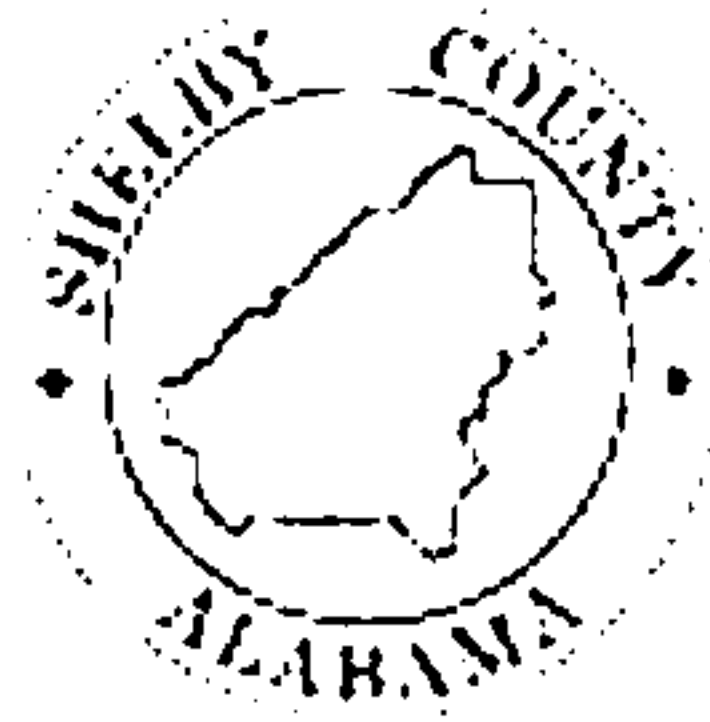


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the West line of said NE 1/4 a distance of 660.00 feet to a point; thence turn 87 degrees 31 minutes 14 seconds left and run Easterly a distance of 497.24 feet to a point; thence turn 92 degrees 09 minutes 06 seconds left and run Northerly a distance of 1,241.78 feet to a point; thence turn 161 degrees 30 minutes 14 seconds left and run Southwesterly a distance of 649.29 feet to a point; thence turn 63 degrees 27 minutes 16 seconds right and run Westerly a distance of 175.00 feet to the point of beginning.
Being a part of the NE 1 /4 of NE 1/4 of Section 19, Township 22 South, Range 2 West, and a part of the SE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 2 West.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2024 11:52:26 AM
 \$44.00 PAYGE
 20240612000174870

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Elmore LLC	Grantee's Name	Frank Flow
			Alana Flow
Mailing Address	3725 Moller Road Indianapolis, IN 46224	Mailing Address	P.O. Box 1494 Calera, AL 35040
Property Address	0 Calera Spring Creek Road Calera, AL 35040	Date of Sale	June 07, 2024
		Total Purchase Price	\$105,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 June 05, 2024

Print Elmore LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one