

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

Willie M. Thomas, Jr.
812 Coby Lane
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Thousand and no/100 Dollars (\$10,000.00)** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **Patsy Self Ellis**, the unmarried widow of Leven Handy Ellis, II, deceased, individually and as Executor of the Estate of Leven Handy Ellis, II, deceased; **Frank Corley Ellis, Jr.**, a married man, and **Linda Ellis Blanton**, an unmarried woman, as the Co-Personal Representatives of the Estate of Christine M. Ellis, deceased, Shelby County, Alabama Probate Court Case No. PR-2007-0002117, pursuant to the power to sell set forth in the last will and testament and joined by the devisees: (a) **Frank Corley Ellis, Jr.; Diane Bentley Ellis; Kelly Ellis Davis**, who is one and the same person as Kelly Ellis Mooney; **Christy Lynn Ellis Brasher**, who is one and the same person as Christy Lynn Ellis, and **Frank Corley Ellis, III**, as Trustees for Kelly Ellis Davis, who is one and the same person as Kelly Ellis Mooney; Christy Lynn Ellis Brasher, who is one and the same person as Christy Lynn Ellis; and Frank Corley Ellis, III; (b) **Linda Ellis Blanton**, the unmarried widow of John Blanton, deceased; **John Arnold Blanton, III**; and **Levin Christine Blanton Elpers**, who is one and the same person as Levin Christine Blanton, as Trustees for John Arnold Blanton, III and Levin Christine Blanton Elpers, who is one and the same person as Levin Christine Blanton Elpers; and (c) **Patsy Self Ellis**, the unmarried widow of Leven Handy Ellis, II, deceased (herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto **Willie M. Thomas, Jr.** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and part and parcel hereof as fully as if set out herein, said Exhibit "A" is signed by one of the Grantors for identification purposes.

(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, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17 day of August, 2024.

Patsy Self Ellis (SEAL)
Patsy Self Ellis, the unmarried widow of
Leven Handy Ellis, II, deceased, individually
and in her capacity as Executor of the Estate of
~~Leven~~ Handy Ellis, II, deceased

Frank Corley Ellis, Jr. (SEAL)
Frank Corley Ellis, Jr., individually and
in his capacity as Co-Personal Representative
of the Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217



Linda Ellis Blanton (SEAL)
Linda Ellis Blanton, individually and
in her capacity as Co-Personal Representative
of the Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217

Frank Corley Ellis, Jr. (SEAL)
Frank Corley Ellis, Jr., as Trustee for
Kelly Ellis Davis, Christy Lynn Ellis Brasher,
and Frank Corley Ellis, III

Diane Bentley Ellis (SEAL)
Diane Bentley Ellis, as Trustee for
Kelly Ellis Davis, Christy Lynn Ellis Brasher,
and Frank Corley Ellis, III

Kelly Ellis Davis (SEAL)
Kelly Ellis Davis fka Kelly Ellis Mooney, as
Trustee for Kelly Ellis Davis, Christy Lynn Ellis
Brasher, and Frank Corley Ellis, III

Christy Lynn Ellis Brasher (SEAL)
Christy Lynn Ellis Brasher fka Christy Lynn
Ellis, as Trustee for Kelly Ellis Davis, Christy Lynn
Ellis Brasher, and Frank Corley Ellis, III

Frank Corley Ellis, III (SEAL)
Frank Corley Ellis, III, as Trustee for Kelly
Ellis Davis, Christy Lynn Ellis Brasher, and
Frank Corley Ellis, III

Linda Ellis Blanton (SEAL)
Linda Ellis Blanton, the unmarried widow of
John Arnold Blanton, deceased, as Trustee for
John Arnold Blanton, III and Levin Christine
Blanton Elpers fka Levin Christine Blanton

John Arnold Blanton III (SEAL)
John Arnold Blanton, III, as Trustee for
John Arnold Blanton, III and Levin Christine
Blanton Elpers

Levin Christine Blanton Elpers (SEAL)
Levin Christine Blanton Elpers fka Levin
Christine Blanton, as Trustee for
John Arnold Blanton, III and Levin Christine
Blanton Elpers

(acknowledgments on following pages)



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Shelby Cnty Judge of Probate, AL
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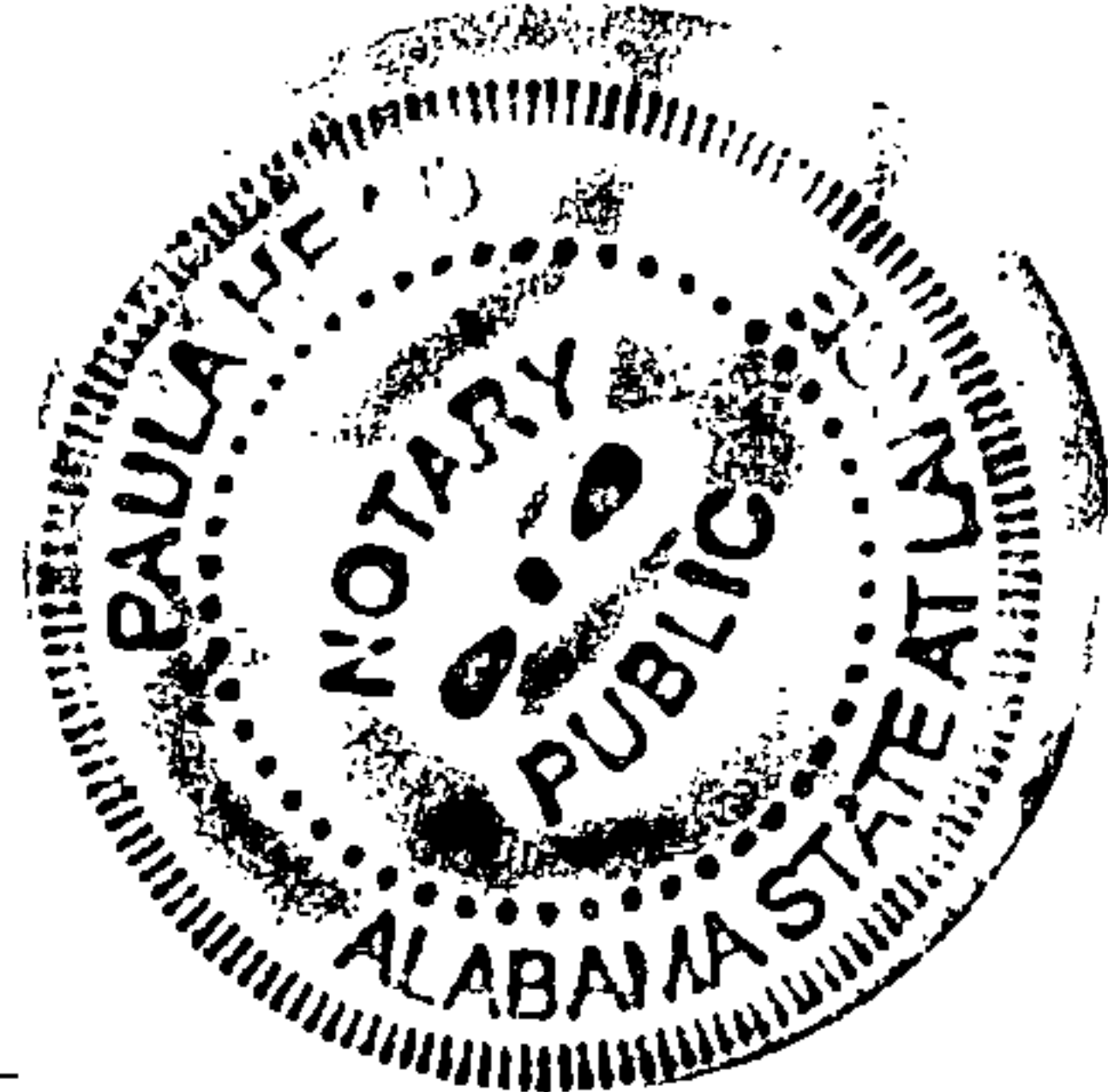
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank Corley Ellis, Jr.**, a married man, individually and in his capacity as Co-Personal Representative of the Estate of Christine M. Ellis, deceased, Shelby County, Alabama PR-2007-000217 and in his capacity as Trustee for Kelly Ellis Davis, Christy Lynn Ellis Brasher, and Frank Corley Ellis, III, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2024.

Paula Head (SEAL)
Notary Public

My Commission Expires: 01-31-2028



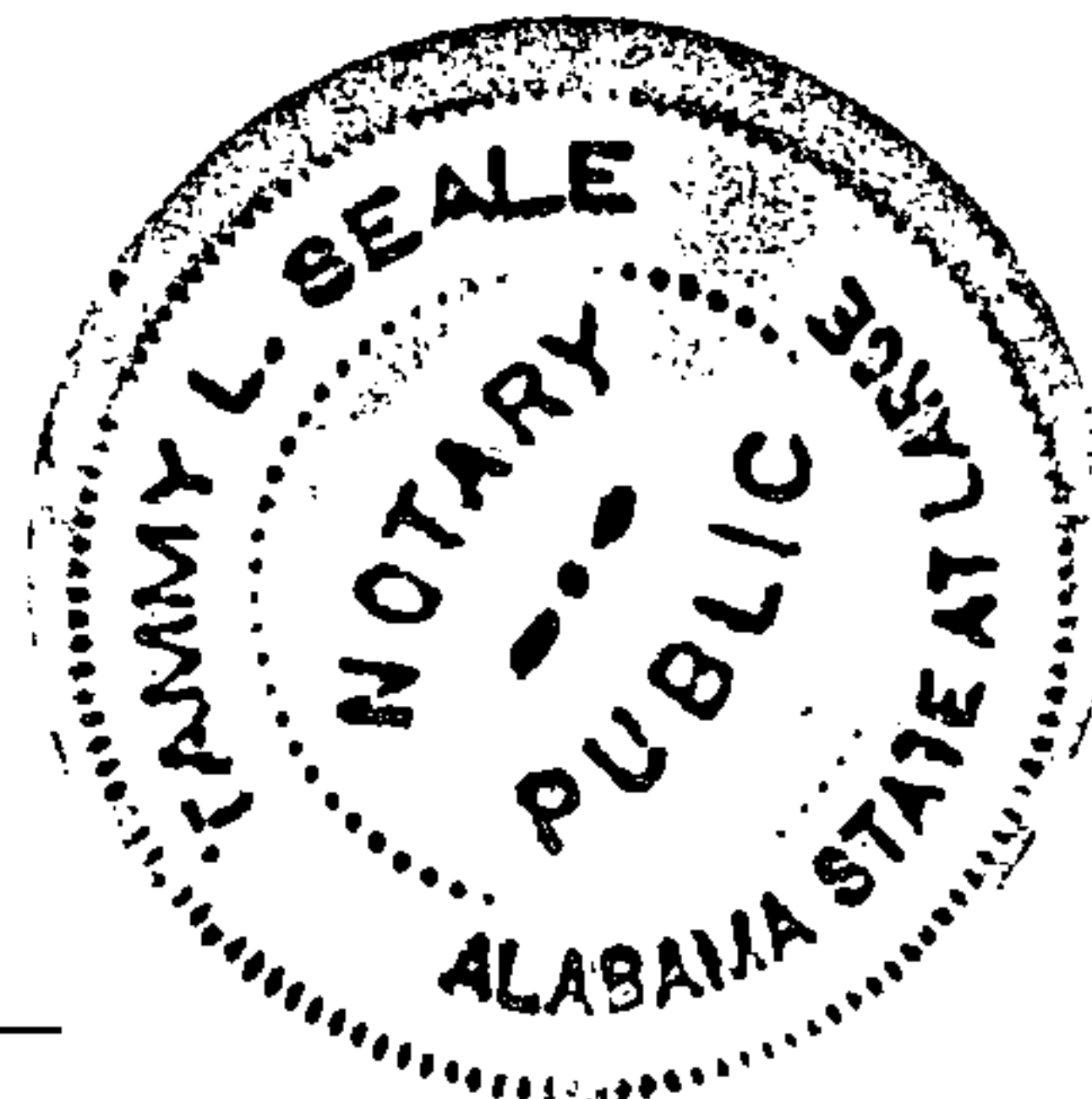
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Ellis Blanton**, the unmarried widow of John Arnold Blanton, deceased, individually and in her capacity as Co-Personal Representative of the Estate of Christine M. Ellis, deceased, Shelby County, Alabama PR-2007-000217 and in her capacity as Trustee for John Arnold Blanton, III and Levin Christine Blanton Elpers, 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 28th day of June, 2024.

Tammy L. Seale (SEAL)
Notary Public

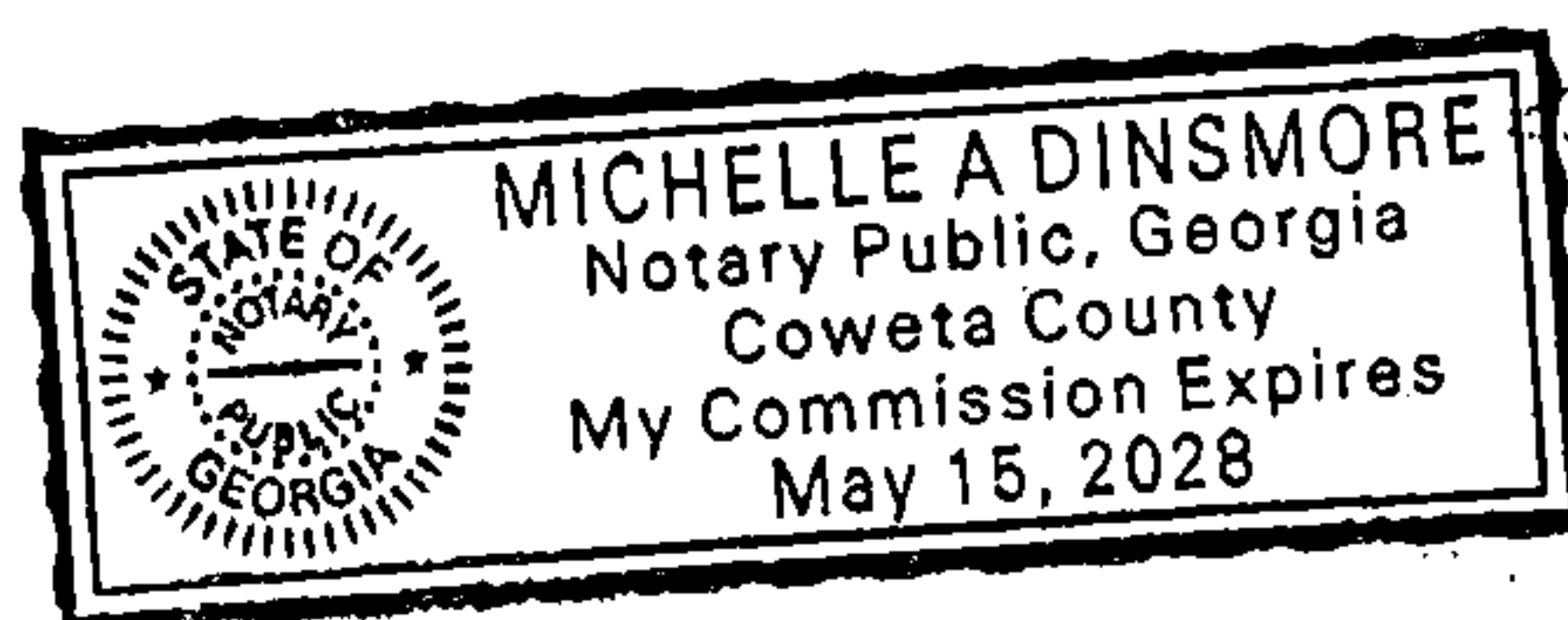
My Commission Expires: 7-12-2027



STATE OF ~~ALABAMA~~ Georgia
~~SHELBY COUNTY~~ Coweta County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patsy Self Ellis**, the unmarried widow of Leven Handy Ellis, II, individually and in her capacity as Executor of the Estate of **Leven** Handy Ellis, II, deceased, 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 5th day of August, 2024.



Michelle A. Dinsmore (SEAL)
Notary Public

My Commission Expires: May 15, 2028

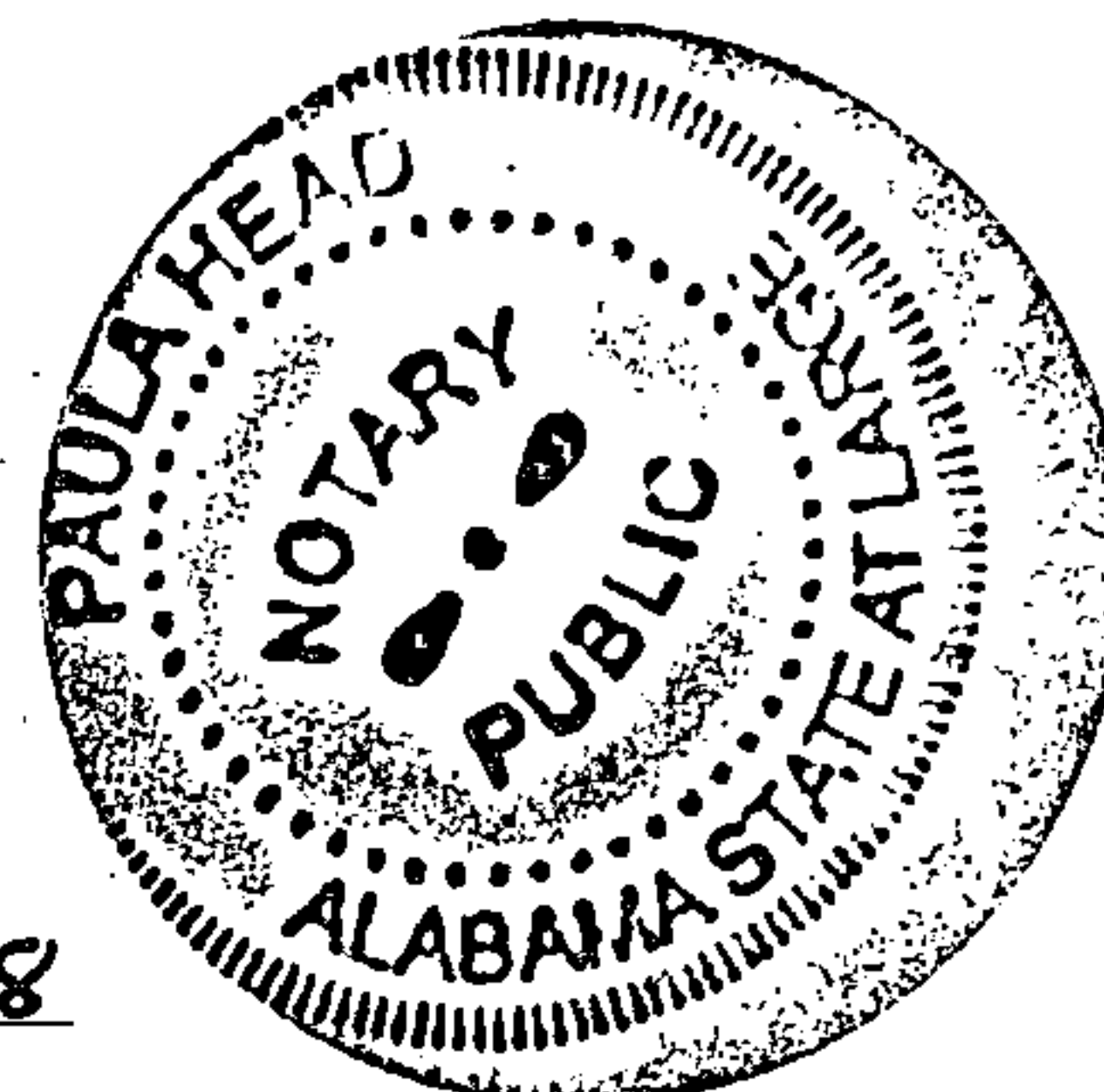
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Diane Bentley Ellis**, a married woman, in her capacity as Trustee for Kelly Ellis Davis, Christy Lynn Ellis Brasher, and Frank Corley Ellis, III, 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 1st day of July, 2024.

Paula Head (SEAL)
Notary Public

My Commission Expires: 01-31-2028



STATE OF ALABAMA
SHELBY COUNTY

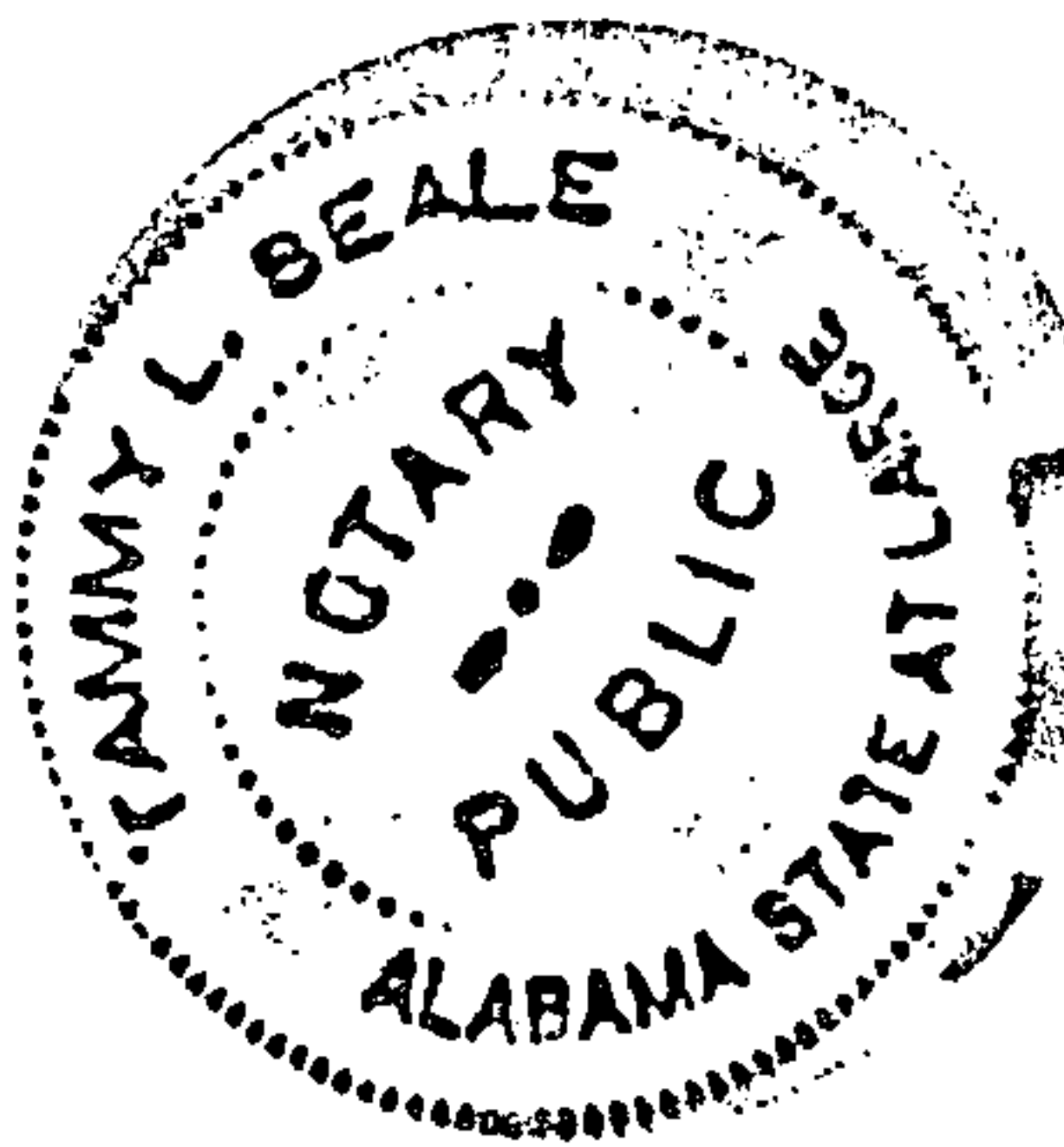


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Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kelly Ellis Davis**, who is one and the same person as Kelly Ellis Mooney, a married woman, individually and in her capacity as Trustee for Kelly Ellis Davis, Christy Lynn Ellis Brasher, and Frank Corley Ellis, III, 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 2nd day of July, 2024.

Jammy L. Seale (SEAL)
Notary Public
My Commission Expires: 07-12-2027

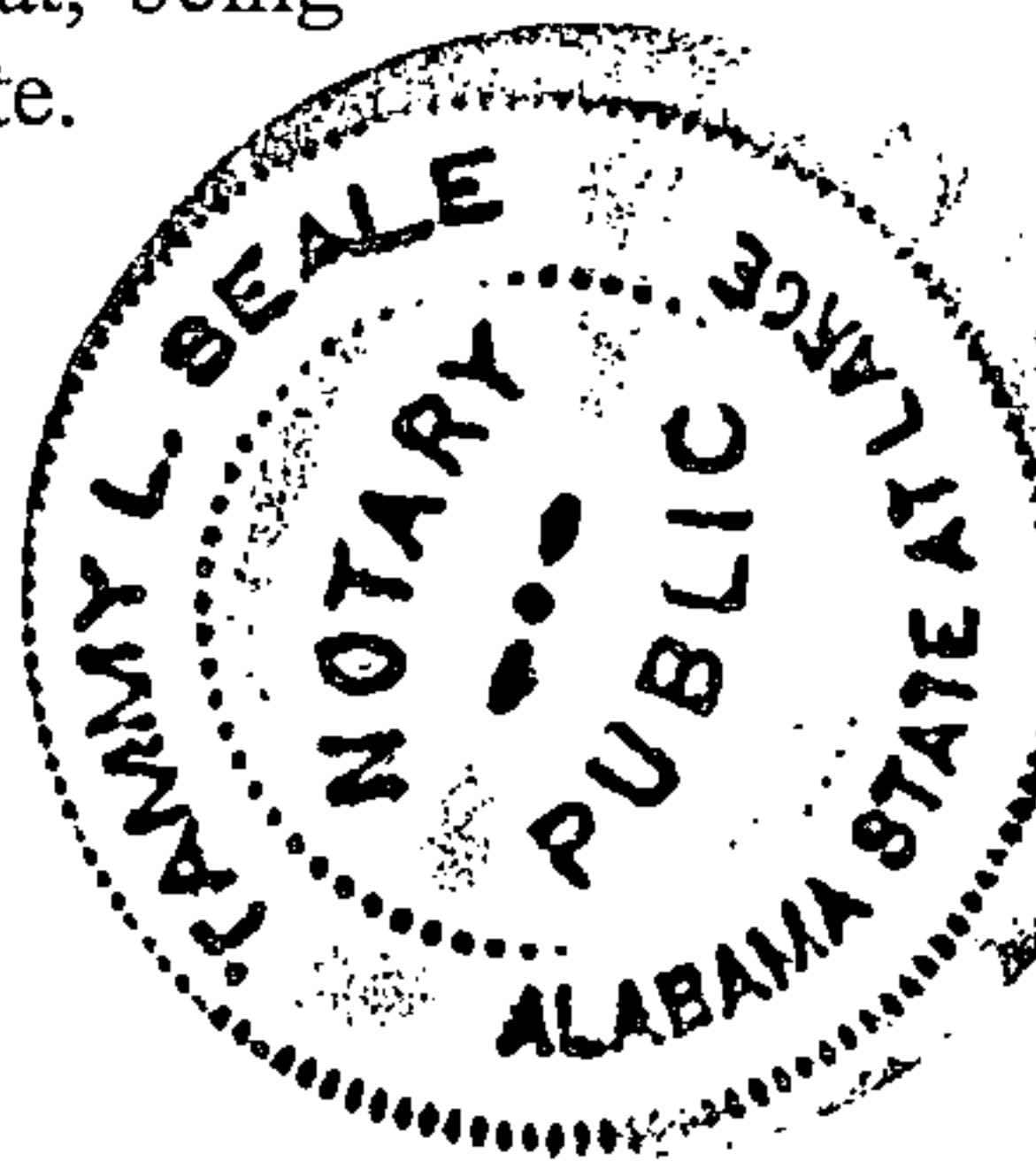


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christy Lynn Ellis Brasher**, who is one and the same person as Christy Lynn Ellis, a married woman, individually and in her capacity as Trustee for Kelly Ellis Davis, Christy Lynn Ellis Brasher, and Frank Corley Ellis, III, 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 2nd day of July, 2024.

Jammy L. Seale (SEAL)
Notary Public
My Commission Expires: 07-12-2027

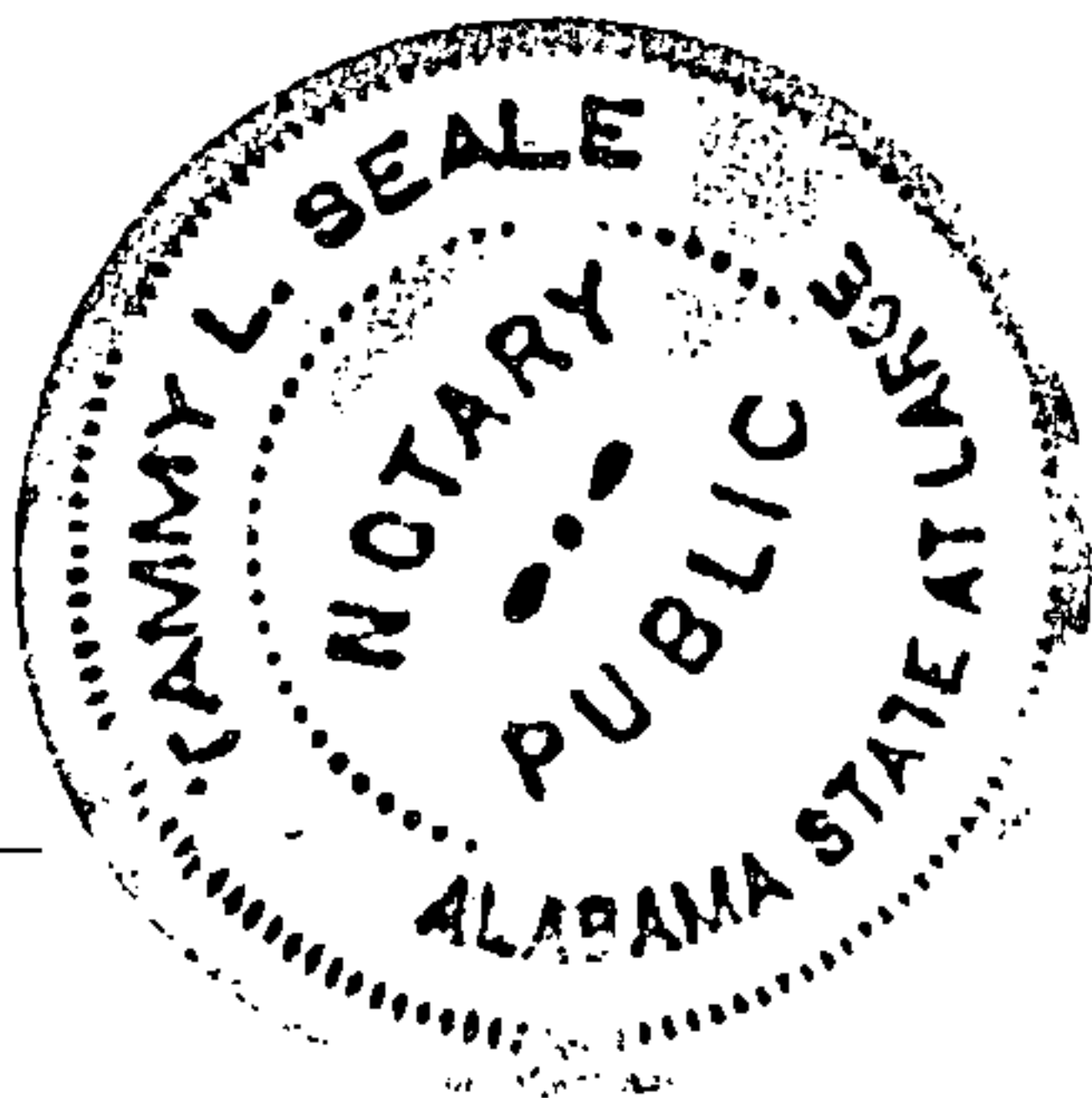


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank Corley Ellis, III**, a married man, individually and in his capacity as Trustee for Kelly Ellis Davis, Christy Lynn Ellis Brasher, and Frank Corley Ellis, III, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2024.

Jammy L. Seale (SEAL)
Notary Public
My Commission Expires: 07-12-2027

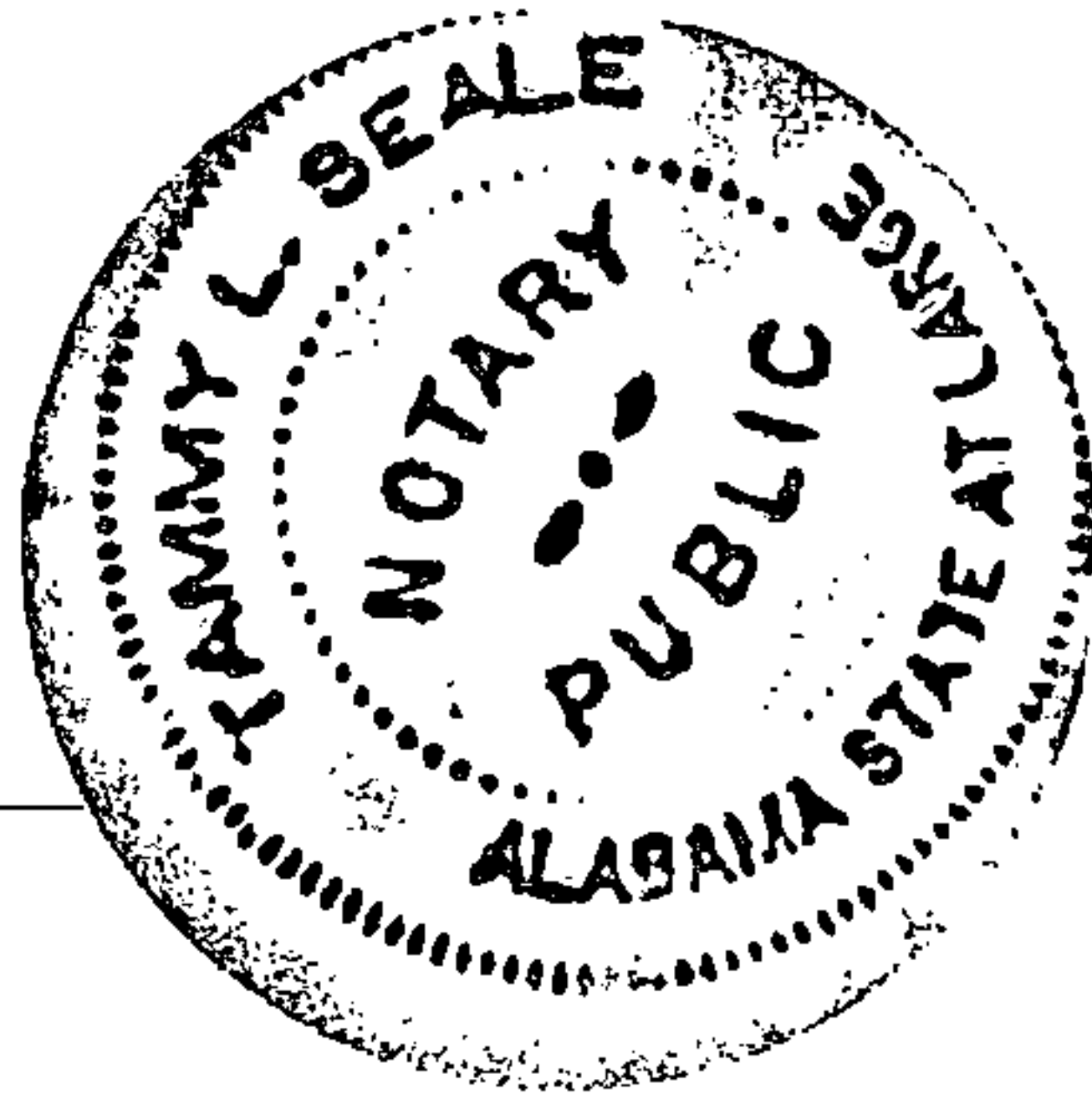


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Arnold Blanton, III**, a married man, individually and in his capacity as Trustee for John Arnold Blanton, III and Levin Christine Blanton Elpers, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.

Jammy L. Seale (SEAL)
Notary Public
My Commission Expires: 07-12-2027

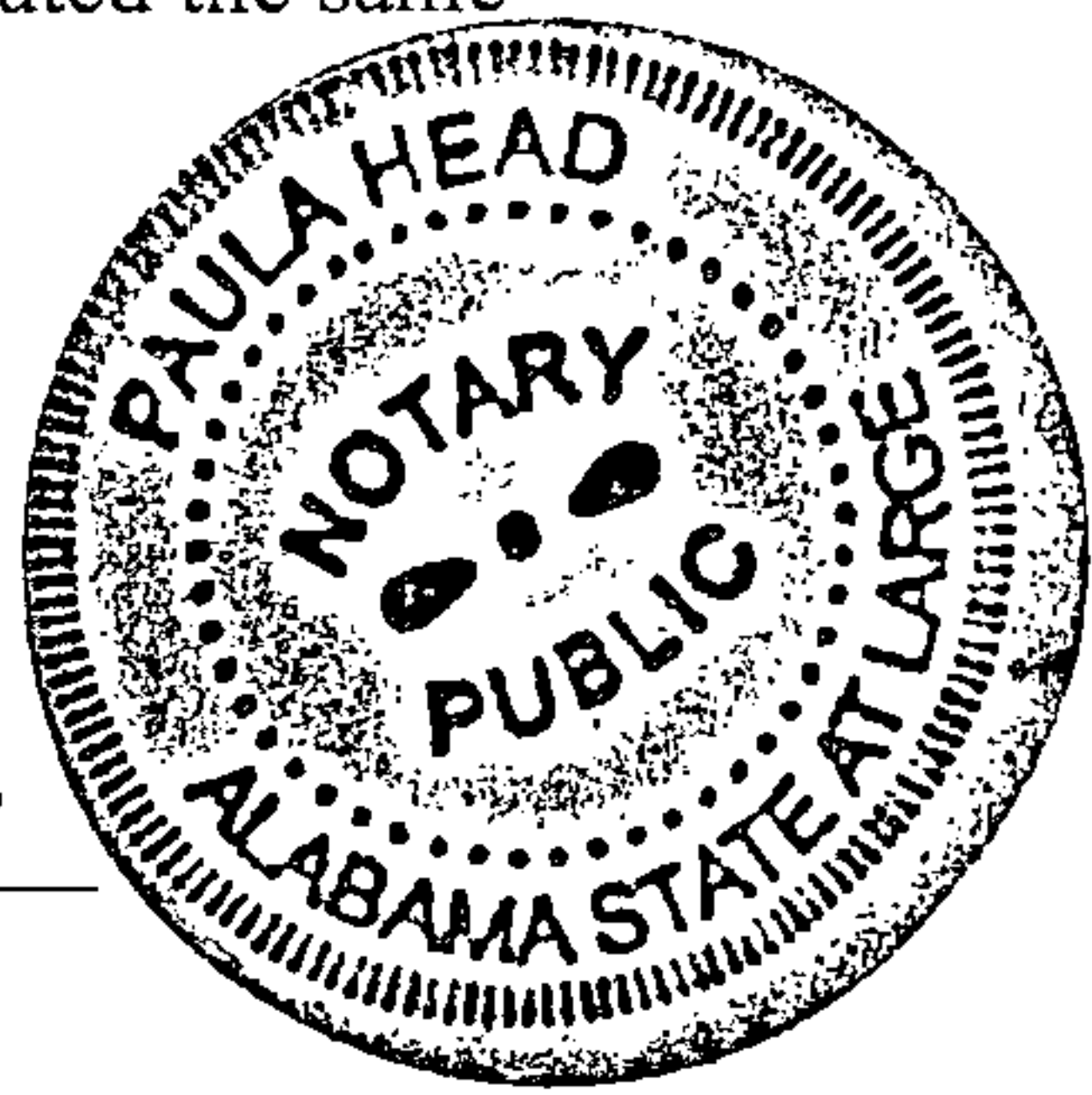


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Levin Christine Blanton Elpers**, an unmarried woman, individually and in her capacity as Trustee for John Arnold Blanton, III and Levin Christine Blanton Elpers, 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 17 day of August, 2024.

Paula Head (SEAL)
Notary Public
My Commission Expires: 01-31-2028



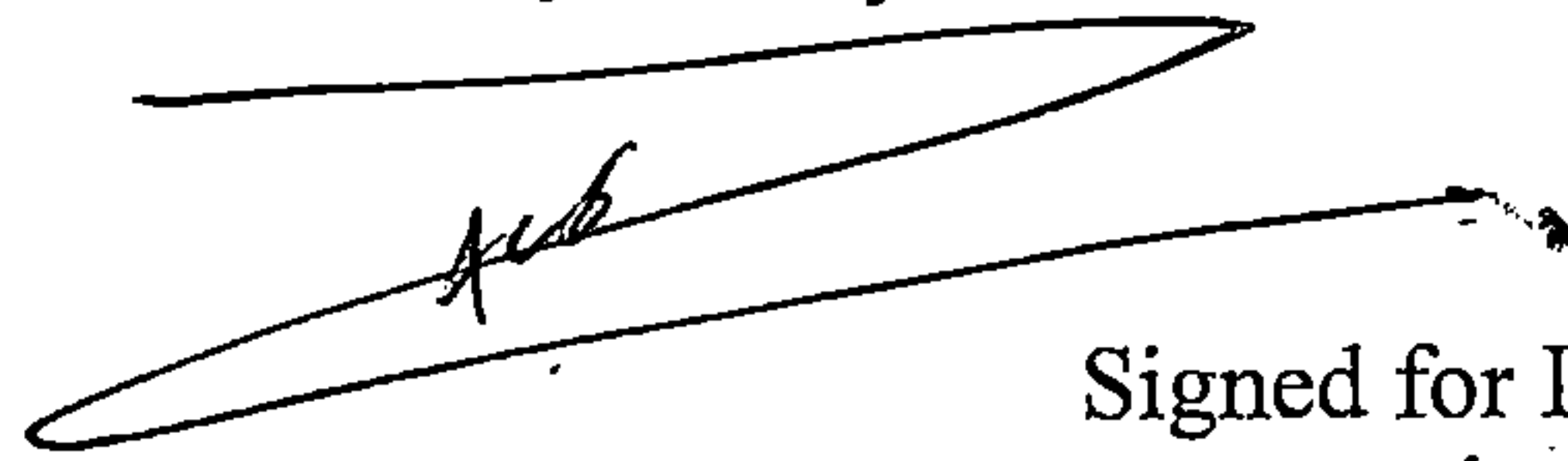


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Shelby Cnty Judge of Probate, AL
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Exhibit "A"

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 863.58 feet to the Point of Beginning; thence turn an angle of $153^{\circ}57'$ to the right and run 445.24 feet, along the Southwest line of property described in Inst # 20220215000666000 (Dawn Keef, grantee) to a point on the North line of property described in Inst # 20160627000222600 (Stoney Michael Glenn and Celia Glenn, grantees); thence turn an angle to the right of $113^{\circ}29'$ and run in a westerly direction along said North line for 195 feet more or less to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run north along said West line back to the point of beginning.

Property lying in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West. All deed references are to Shelby County Alabama Probate Office.



Signed for Identification:



Frank Corley Ellis, Jr.



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name FRANK C. ELLIS III
Mailing Address P.O. Box 1177
COLUMBIANA, AL
35051

Grantee's Name WILLIE M. THOMAS, JR.
Mailing Address 812 COBY LANE
COLUMBIANA, AL 35051

Property Address OLD Hwy 25

Date of Sale 8/17/24
Total Purchase Price \$ 10,000

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 DEED - He Will

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 8/17/24

Print FRANK C. ELLIS III

☐ Unattested
(verified by)

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

Form RT-1