



20250214000045570 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
02/14/2025 11:06:20 AM FILED/CERT

This instrument was prepared by:
Wallace/Ellis Law Firm
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Frank C. Ellis, Jr. LLC
P O Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand and No/00 Dollar.....(\$35,000.00)**, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael S. Barrow and wife, Linda Barrow (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Frank C. Ellis, Jr. LLC (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Grantors intend to and do hereby convey all real property and interest therein, which lies South of Mt. Dixie Road and North of Shelby County Road 28, whether correctly described herein.

Subject to 2025 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2025.

Michael S. Barrow
Michael S. Barrow

Linda Barrow
Linda Barrow

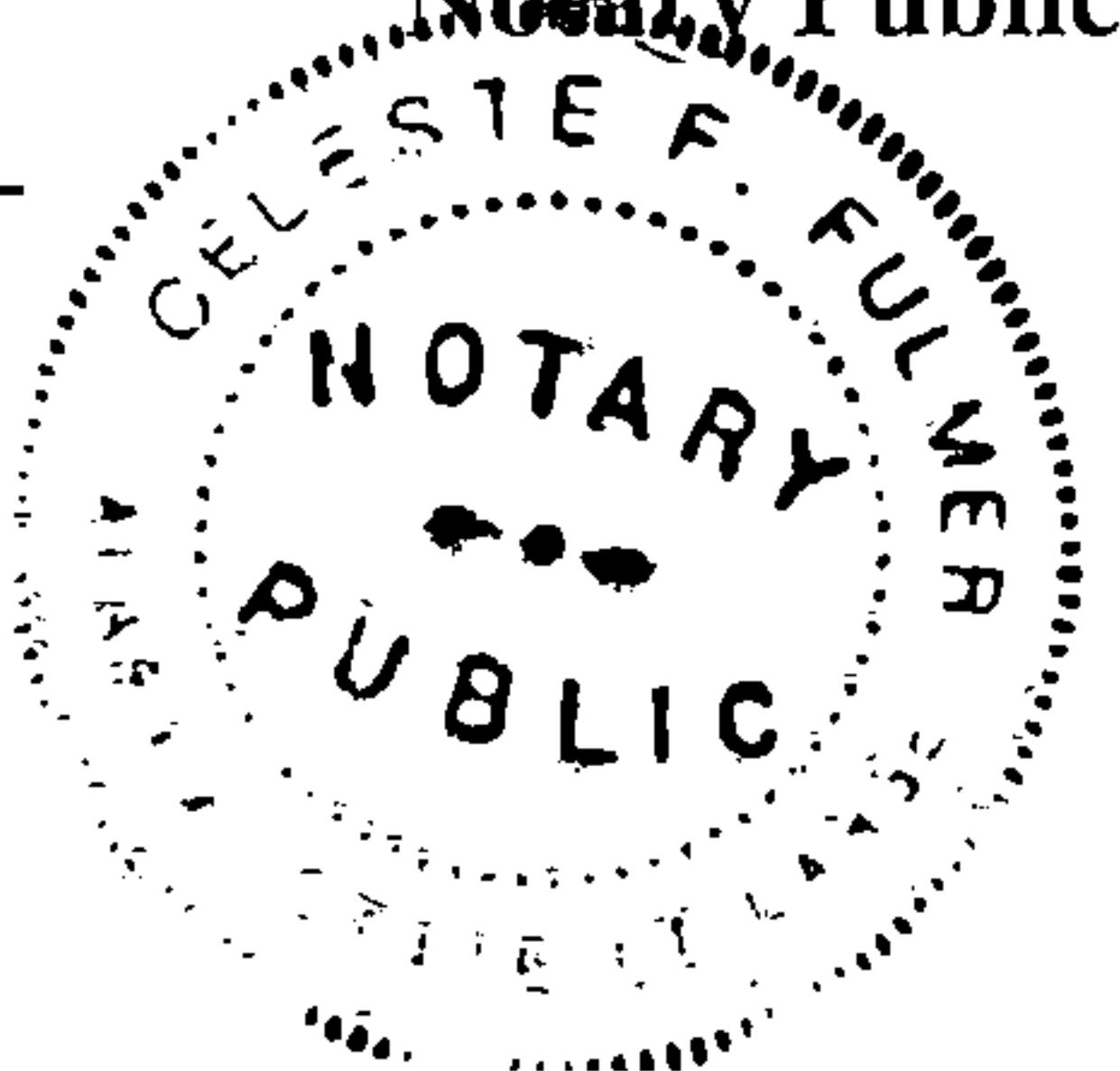
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael S. Barrow and Linda Barrow, 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 14th day of February, 2025.


Celeste F. Fulmer
Notary Public

My Commission Expires: 10-9-28



Shelby County, AL 02/14/2025
State of Alabama
Deed Tax: \$35.00

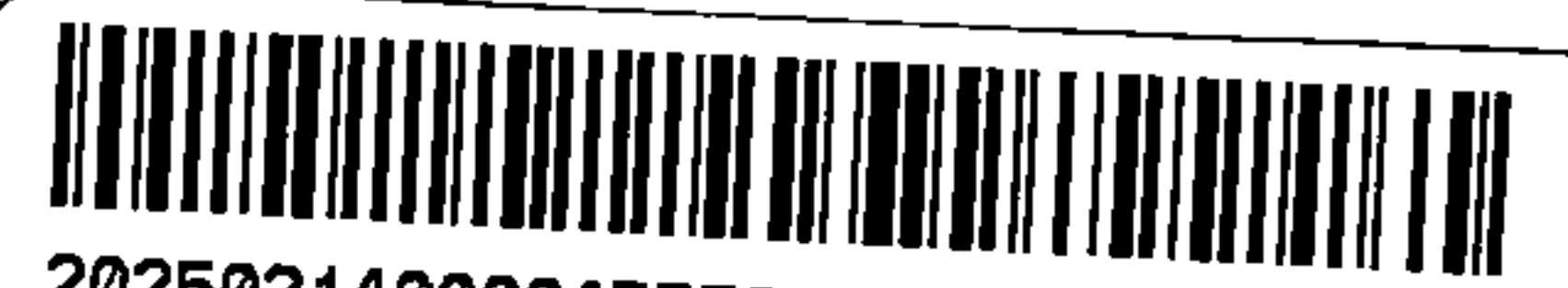
EXHIBIT "A"
LEGAL DESCRIPTION


20250214000045570 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
02/14/2025 11:06:20 AM FILED/CERT

A parcel of land in the North Half of the Northeast Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 25, thence run South along the East section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road and the point of beginning; thence turn left 90 degrees 56 minutes 33 seconds and run South 329.49 feet, thence turn right 84 degrees 41 minutes 00 seconds and run westerly 100.86 feet; thence turn left 18 degrees 21 minutes 13 seconds and run southwesterly 79.60 feet; thence turn right 26 degrees 02 minutes 12 seconds and run westerly 172.10 feet; thence turn left 51 degrees 21 minutes 00 seconds and run southwest 20.00 feet; thence turn right 56 degrees 03 minutes 00 seconds and run West 184.21 feet; thence turn left 47 degrees 33 minutes 00 seconds and run southwesterly 104.65 feet to a point on a clockwise curve on the northerly right of way of Shelby County Highway #28, said curve having a central angle of 06 degrees 06 minutes 43 seconds and a radius of 838.37 feet, thence turn right 75 degrees 31 minutes 57 seconds to the tangent of said curve and run northwesterly along the arc of said curve 89.43 feet to the point of tangent of said curve; thence continue northwesterly along said tangent 244.52 feet to a point on the centerline of said Beeswax Road; thence turn right 151 degrees 13 minutes 29 seconds and run easterly along said centerline 85.85 feet; thence turn left 14 degrees 55 minutes 46 seconds and continue northeasterly along said centerline 154.25 feet; thence turn left 08 degrees 52 minutes 04 seconds and continue northeasterly along said centerline 70.34 feet; thence turn left 04 degrees 48 minutes 51 seconds and continue northeasterly along said centerline 123.84 feet; thence turn left 07 degrees 23 minutes 53 seconds and continue northeasterly along said centerline 162.71 feet; thence turn right 11 degrees 35 minutes 46 seconds and continue northeasterly along said centerline 184.37 feet; thence turn left 17 degrees 16 minutes 54 seconds and continue northeasterly along said centerline 137.65 feet to the point of beginning.

Real Estate Sales Validation Form



20250214000045570 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
02/14/2025 11:06:20 AM FILED/CERT

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

Grantor's Name Michael S. & Linda Barrow
Mailing Address 103 Moore Street
Columbiana, AL 35051

Grantee's Name Frank C. Ellis, Jr. LLC
Mailing Address P O Box 587
Columbiana, AL 35051

Property Address Mt. Dixie Road
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ 35,000.00

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 / Warranty Deed

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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 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 _____

Print Michael S. Barrow / Linda Barrow

☐ Unattested

(verified by)

Sign

Michael S. Barrow / Linda Barrow
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1