

Ellison Family Tower Property, LLC  
437 Crooked Creek Road  
Eatonton, Georgia 31024

Michael B. Odom  
Phelps Dunbar LLP  
2025 3<sup>rd</sup> Avenue North, Suite 1000  
Birmingham, Alabama 35203

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Ala. Code (1975) §40-22-1

**Property Address:**

Shelby County Highway 52  
Pelham, Alabama 35124

June 11, 2024

\$76,240.00

<u>Bill of Sale</u>	<u>Sales Contract</u>	<u>Closing Statement</u>	<u>Appraisal</u>	<u>XOther</u>
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## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the, and the **Estate of Edna L. Ellison, deceased, Shelby County Probate Case No. 2020-000403, the Estate of Estate of Wayne Melvin Ellison, deceased, Shelby County Probate Case No. 2020-000402, Paula Sue Ellison, an unmarried person, Jacob Martin Ellison, an unmarried person, Matthew Wayne Ellison, a married person, Kara Marchman, a married person, and Andrea Marchman, a married person** (the “Grantors”), in hand paid by the **Ellison Family Tower Property, LLC**, an Alabama limited liability company (the “Grantee”), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto the Grantee all of their interests in and the parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the “Property”).

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns, forever, in fee simple, free and clear of all liens and encumbrances.

The Property does not constitute the homestead of any of the Grantors or their spouses.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever. The Grantors do, for themselves and their respective heirs, devisees, successors, and assigns, covenant with the Grantee, its successors and assigns, that they lawfully seized in fee simple of the Property, that it is free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the same as aforesaid; that they and their respective heirs, devisees, successors, and assigns will warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by their duly authorized representatives as of the 11th day of June, 2024.

GRANTORS:

**Estate of Edna L. Ellison, deceased, Shelby County  
Probate Case No. PR-2020-000403**

By: Paula Sue Ellison  
Paula Sue Ellison  
Its: Personal Representative

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Sue Ellison whose name as the Personal Representative of the **Estate of Edna L. Ellison, deceased, Shelby County Probate Case No. PR-2020-000403**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and seal of office this 27<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires: September 30, 2025



**Estate of Wayne Melvin Ellison, deceased, Shelby  
County Probate Case No. PR-2020-000402**

By: Paula Sue Ellison  
Paula Sue Ellison  
Its: Personal Representative

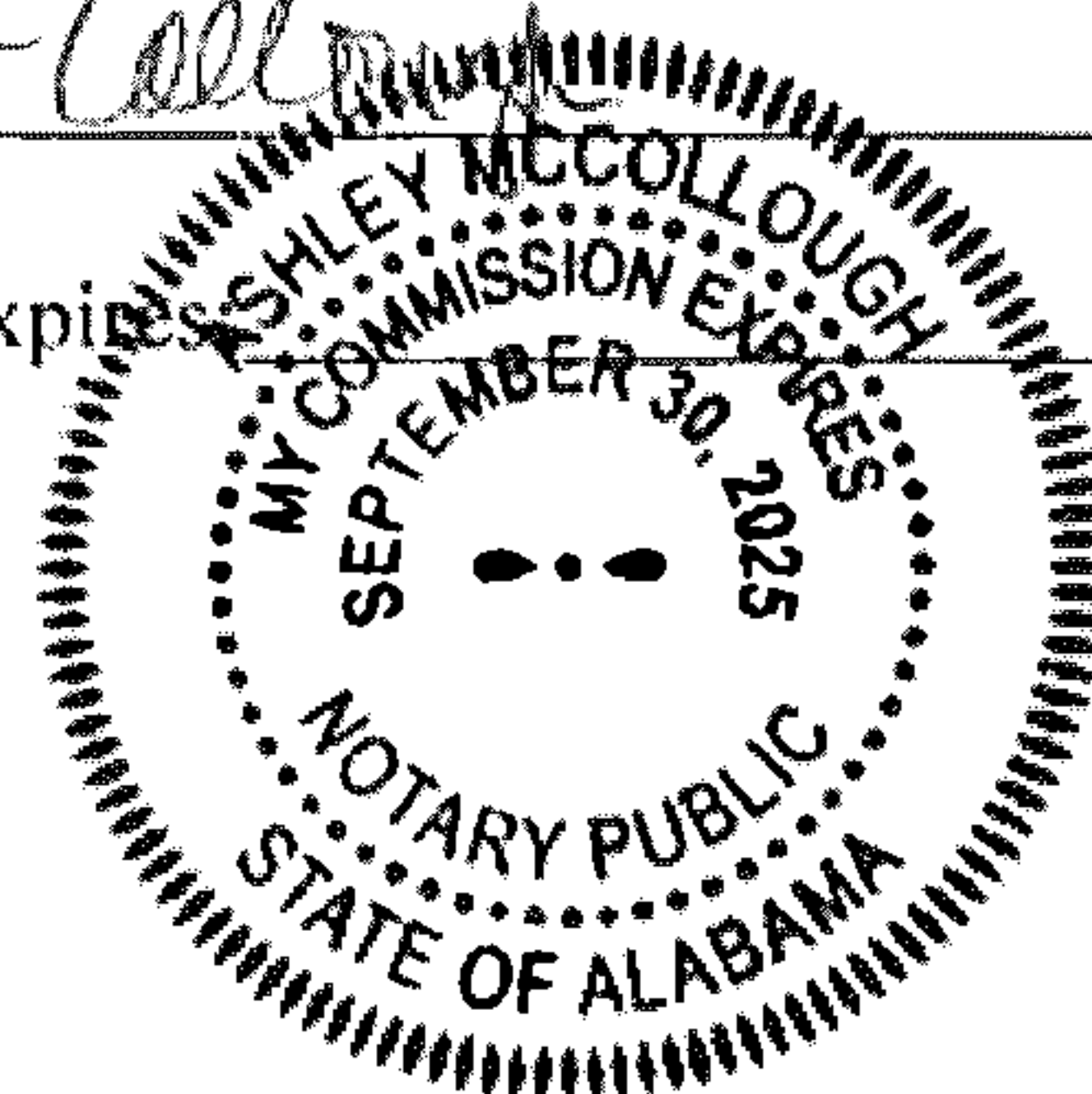
**STATE OF ALABAMA        )  
COUNTY OF SHELBY     )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Sue Ellison whose name as the Personal Representative of the **Estate of Wayne Melvin Ellison, deceased, Shelby County Probate Case No. PR-2020-000402**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and seal of office this 27<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires



September 30, 2025

Paula Sue Ellison  
PAULA SUE ELLISON

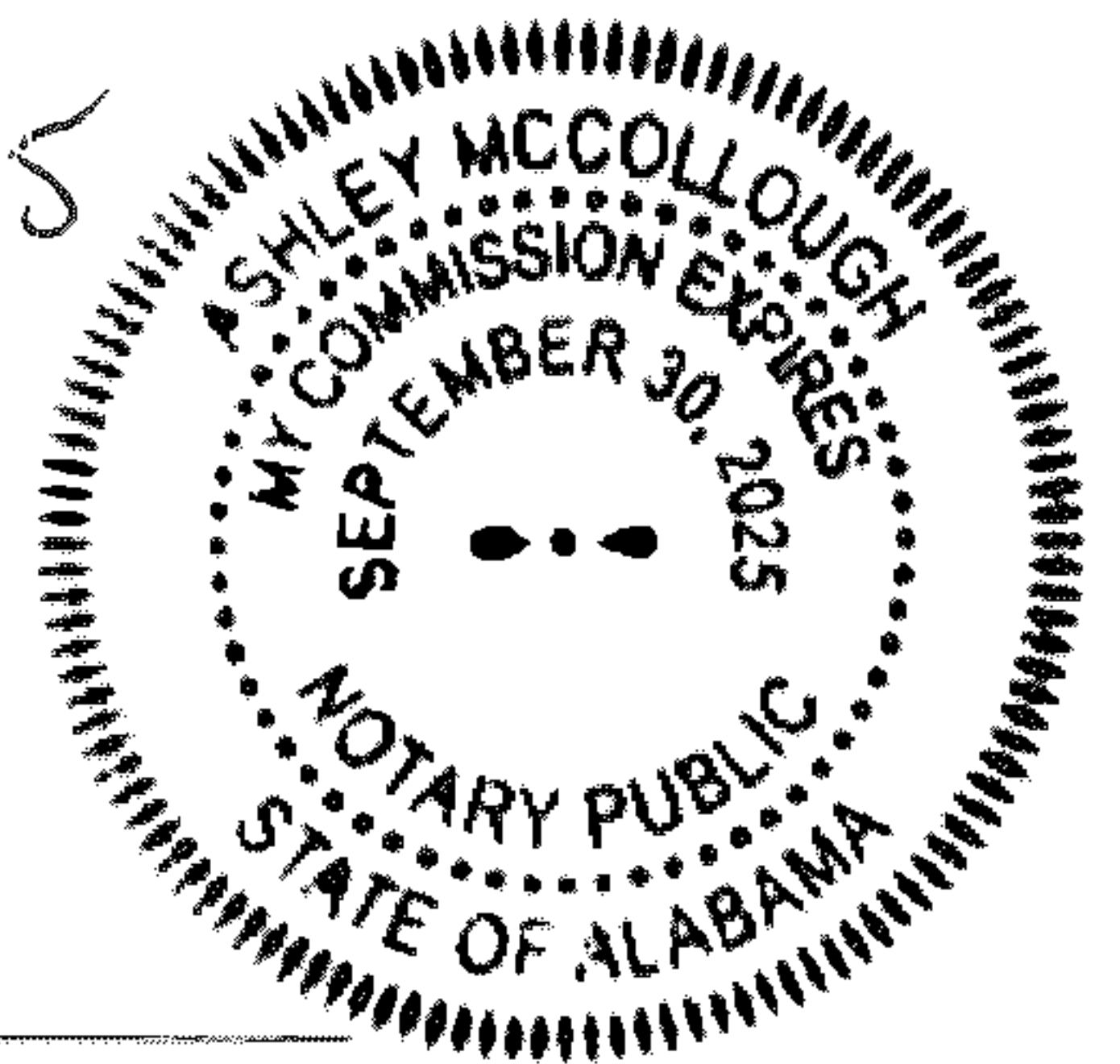
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Sue Ellison whose name signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 18 day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires: September 30, 2025



Jacob Martin Ellison  
JACOB MARTIN ELLISON

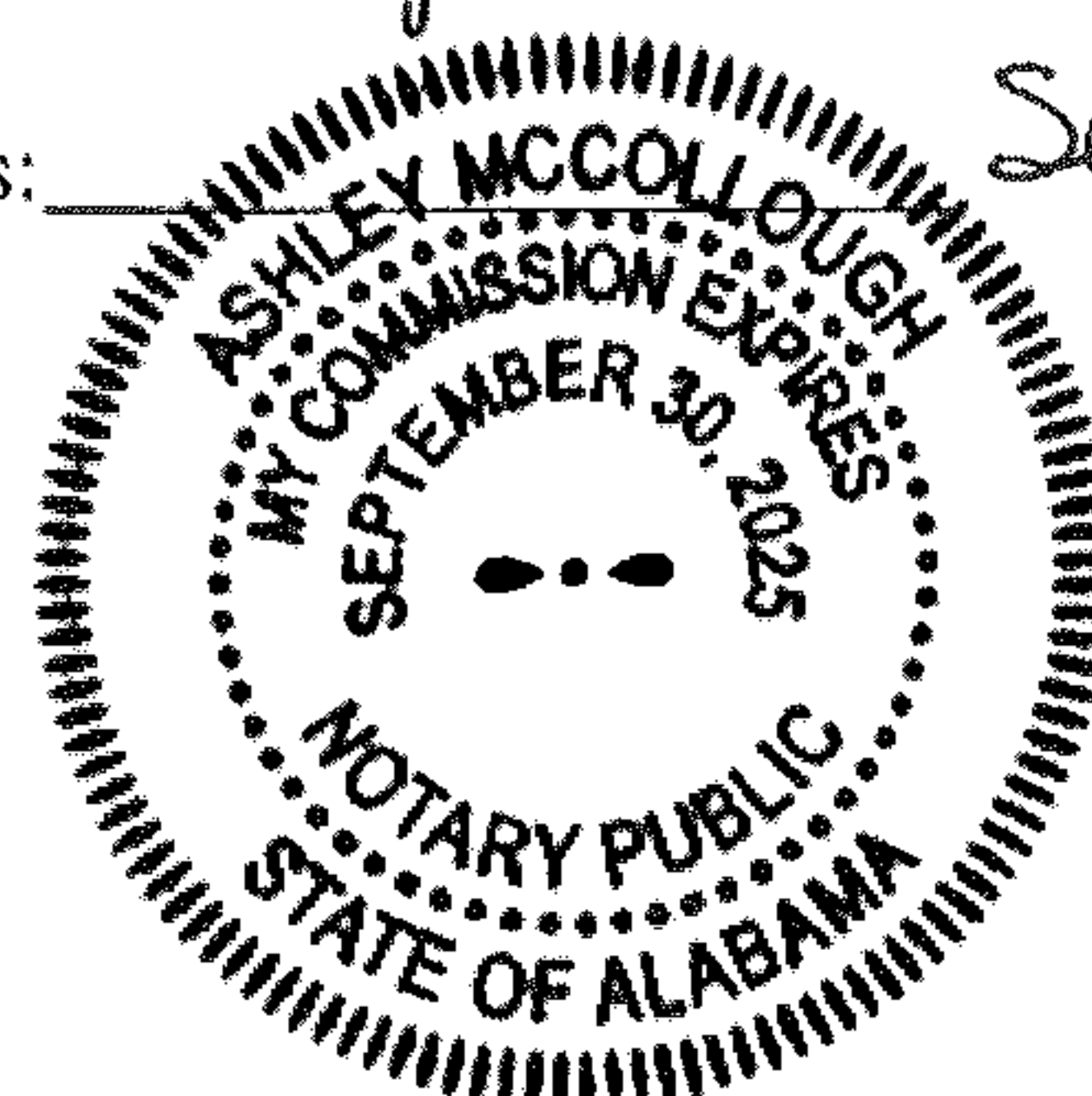
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Martin Ellison whose name signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 18<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires: September 30, 2025





Matthew Wayne Ellison  
MATTHEW WAYNE ELLISON

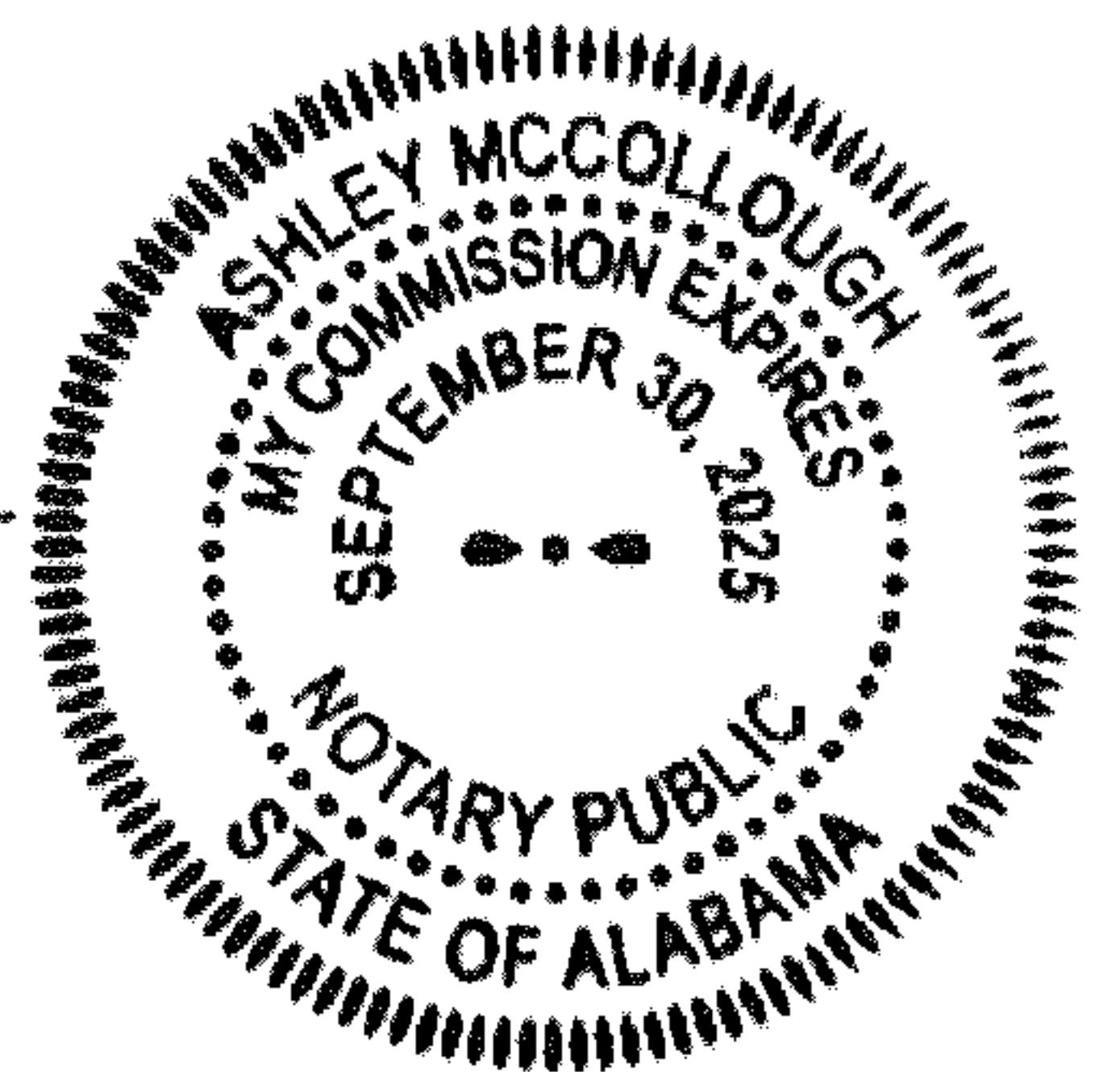
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Wayne Ellison whose name signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 12<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires: September 30, 2025



Kara Marchman  
KARA MARCHMAN

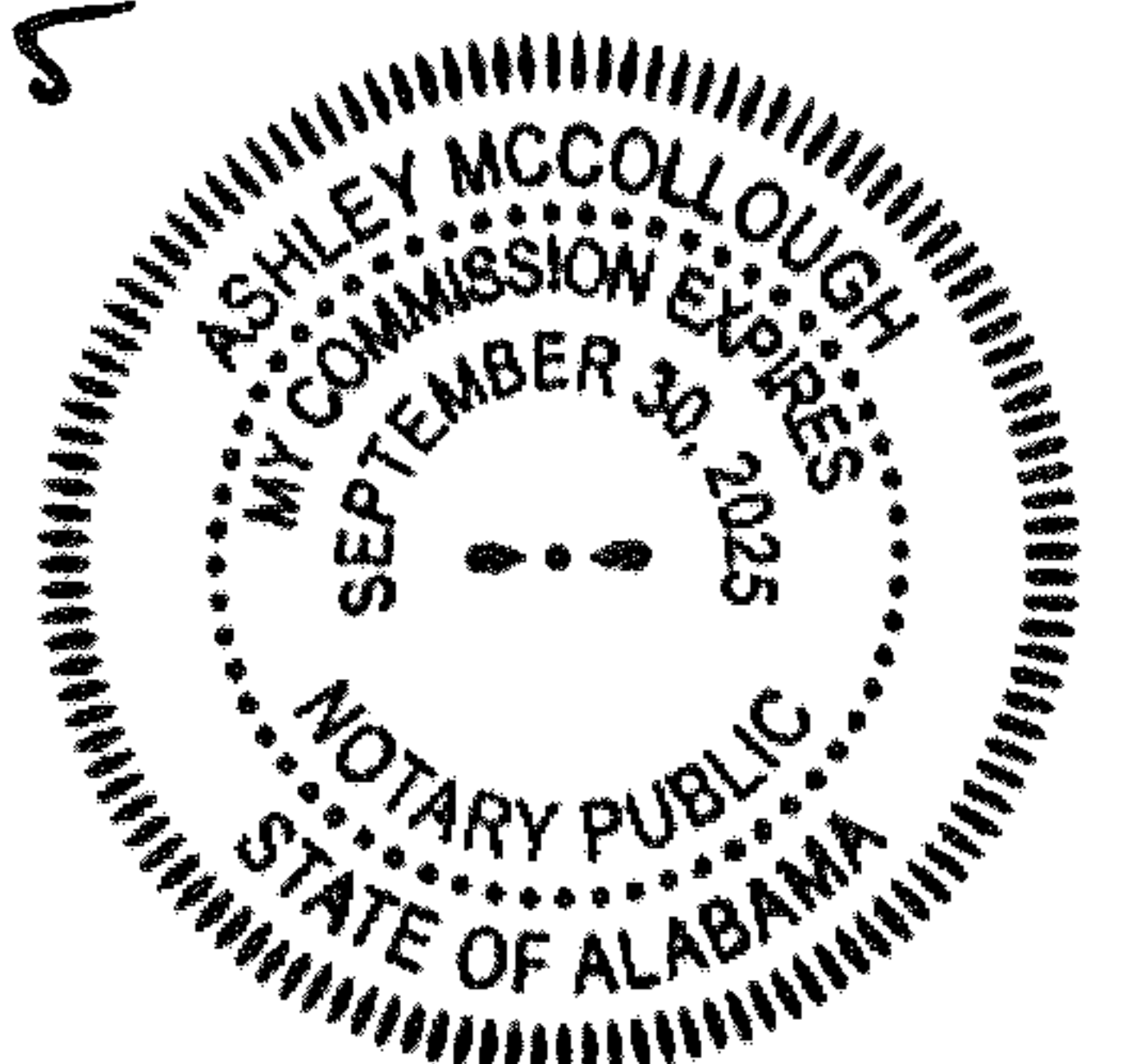
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kara Marchman whose name signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 12<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

Ashley McCollough  
Notary Public  
My Commission Expires: September 30, 2025



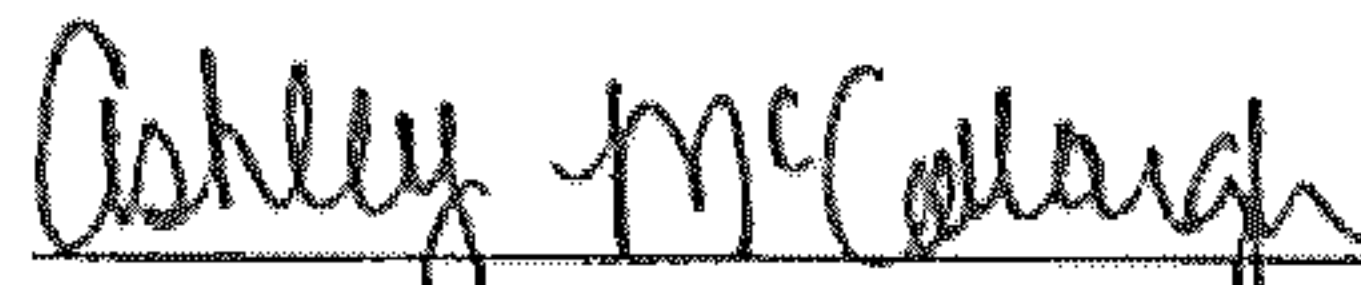
  
ANDREA MASHBURN

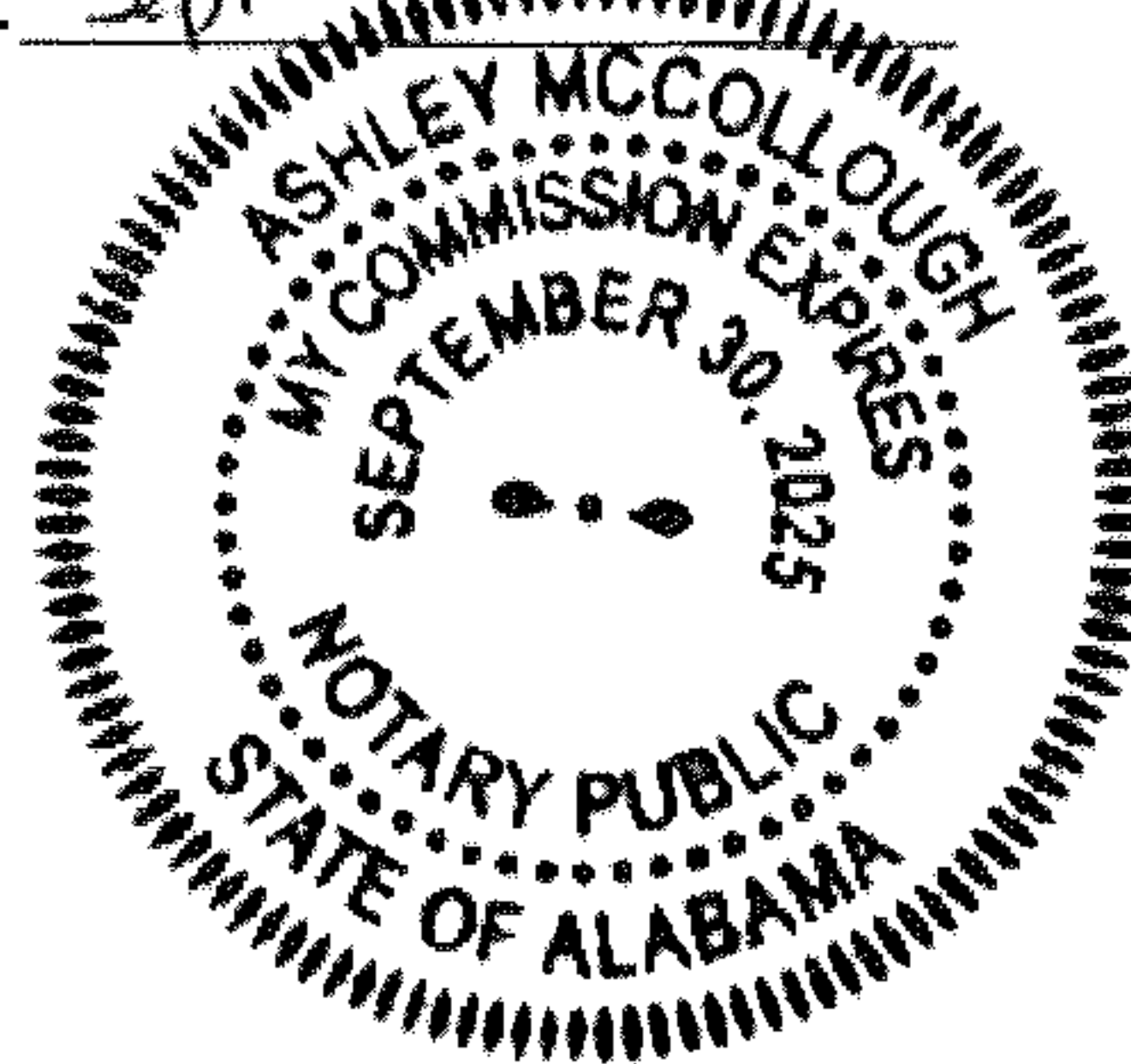
STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Mashburn whose name signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 17<sup>th</sup> day of June, 2024.

[NOTARY SEAL]

  
Notary Public  
My Commission Expires: September 30, 2025



**EXHIBIT A**

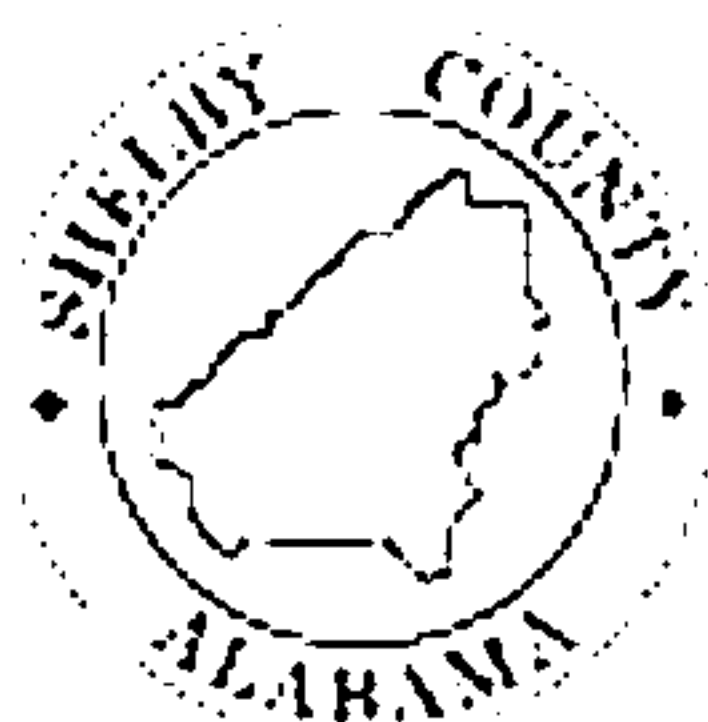
**Legal Description of the Property**

Commencing at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N55°53'59"E, 189.07 feet to an Iron Rod Set (CA1066LS) and also being the Point of Beginning; thence N04°31'28"E, 17.49 feet to an Iron Rod Found (No Cap); thence N02°52'31"E, 95.88 feet to an Iron Rod Found (Cap Illegible); thence N89°54'30"E, 100.05 feet to an Iron Rod Found (Cap Illegible); thence S10°15'36"W, 130.71 feet to an Iron Rod Set (CA 1066LS); thence N79°34'49"W, 84.35 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing 0.256 acres more less.

TOGETHER WITH a non-exclusive sixty-foot wide easement to use that certain private road known as "Parkview Drive" for the purpose of providing a means of ingress, egress, and utilities to the Property.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities to the Property over and across the Access Easement recorded in the Memorandum of Lease recorded in Instrument Number 20100119000016830 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2025 10:29:59 AM  
\$121.50 KELSEY  
20251001000300600

*Allen S. Bayl*