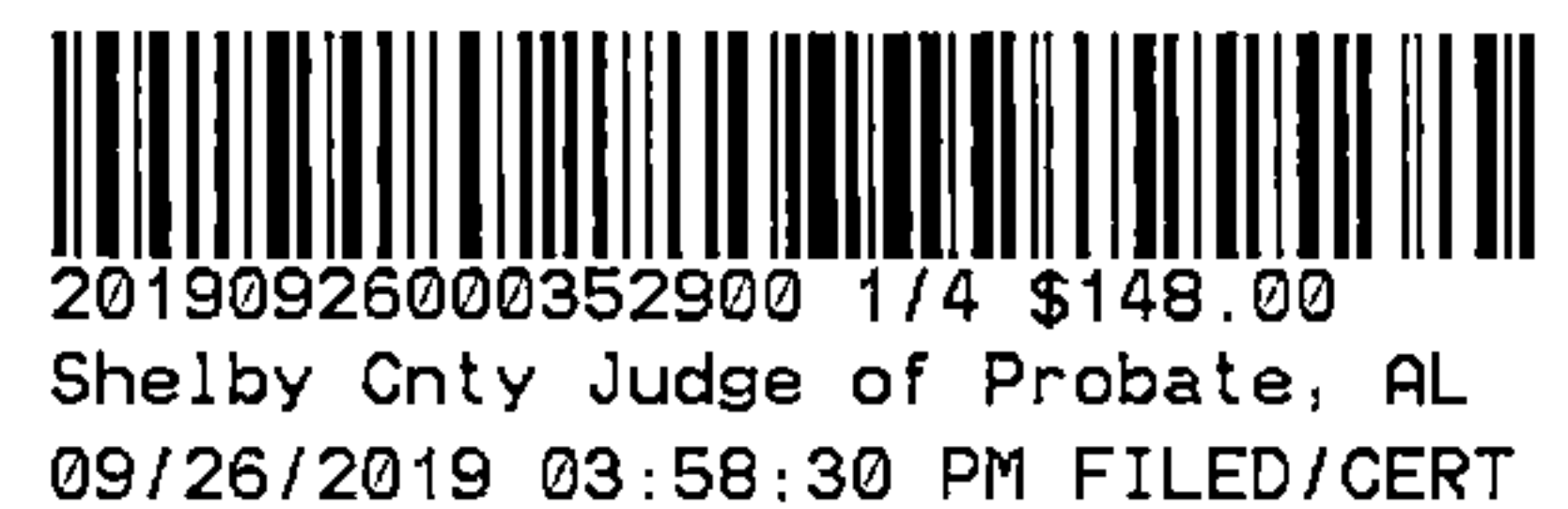


Send Tax Notice to:
Ms. Rebecca S. Mims
1611 West Tennessee Avenue
Midland, Texas 79701

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS (\$116,650.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **JAMES W. SUTTLE**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto **REBECCA S. MIMS** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1B

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 29 minutes 00 seconds East, a distance of 643.04 feet to the point of beginning; thence North 00 degrees 31 minutes 00 seconds West, a distance of 207.95 feet; thence North 55 degrees 11 minutes 34 seconds East, a distance of 70.96 feet; thence South 00 degrees 50 minutes 04 seconds East, a distance of 844.31 feet; thence North 89 degrees 09 minutes 56 seconds East, a distance of 270.20 feet; thence South 52 degrees 02 minutes 57 seconds East, a distance of 285.49 feet; thence South 84 degrees 04 minutes 16 seconds East, a distance of 277.17 feet; thence North 42 degrees 27 minutes 42 seconds East, a distance of 814.55 feet; thence South 00 degrees 50 minutes 04 seconds East, a distance of 1105.17 feet; thence South 89 degrees 28 minutes 04 seconds West, a distance of 667.25 feet to the SW corner of the SE 1/4 of the SW 1/4 of Section 20; thence North 89 degrees 21 minutes 02 seconds West, a distance of 719.57 feet; thence North 00 degrees 50 minutes 04 seconds West, a distance of 1298.36 feet to the point of beginning.

Said Parcel containing 23.33 acres, more or less.

According to survey dated November 28, 2017, and updated September 6, 2019, of Rodney Y. Shifflet, Alabama Registration No. 21784.

Subject to:

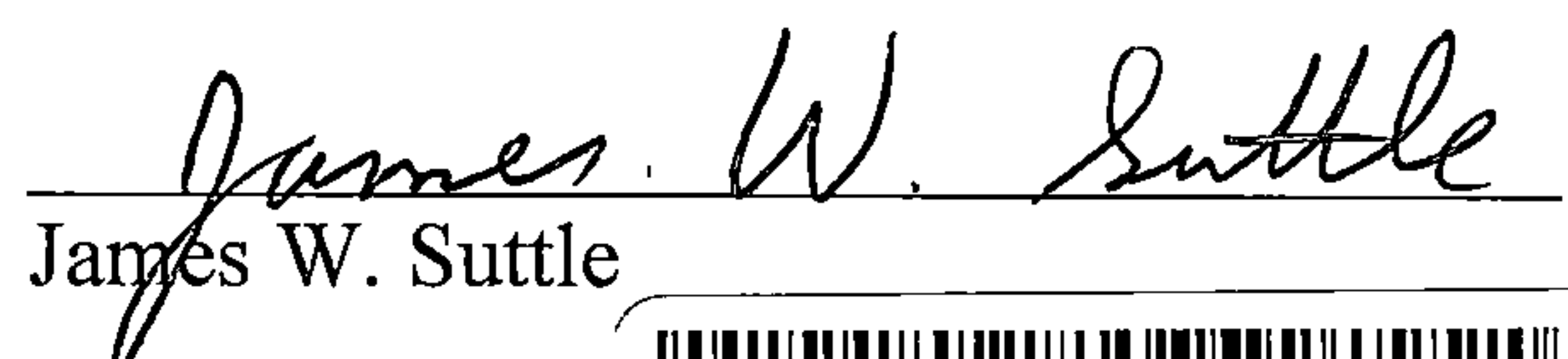
1. Mineral and mining rights not owned by the Grantor.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 126, Page 126 and 127; and Deed Book 233, Page 132, in Probate Office.

3. Water line and right of way to the Water Works Board of the Town of Columbiana, as recorded in Instrument #20190729000271020, in Probate Office.
4. Easements as recorded in Instrument #20170330000107250; and Instrument #20190731000274860, in Probate Office.
5. Restriction that the property may be used only for agricultural or single-family residential purposes and there may be no more than one single-family residence per each ten (10) acres on the property.
6. Restriction that no mobile homes, manufactured homes or modular homes are permitted on the property except that such a structure may be used strictly as a temporary residence by the owner only during the period of construction of a permanent residence on the property, not to exceed twelve (12) months from the start of construction.
7. Restriction that there may be further division of lands described into parcels of not less than ten (10) acres subject to the City of Columbiana's approval.
8. Restriction that no junk, garbage, inoperable or abandoned motor vehicles or any other similar thing which is an eyesore or nuisance may be kept on the property.
9. Restriction that the main residence shall have at least one thousand eight hundred (1,800) square feet of heated area, exclusive of porches, carports, basements and decks or terraces. At least one thousand five hundred (1,500) square feet of heated area must be on the main level. A guest residence shall be allowed containing lesser square footage as long as it is constructed in the style and character of the main residence.

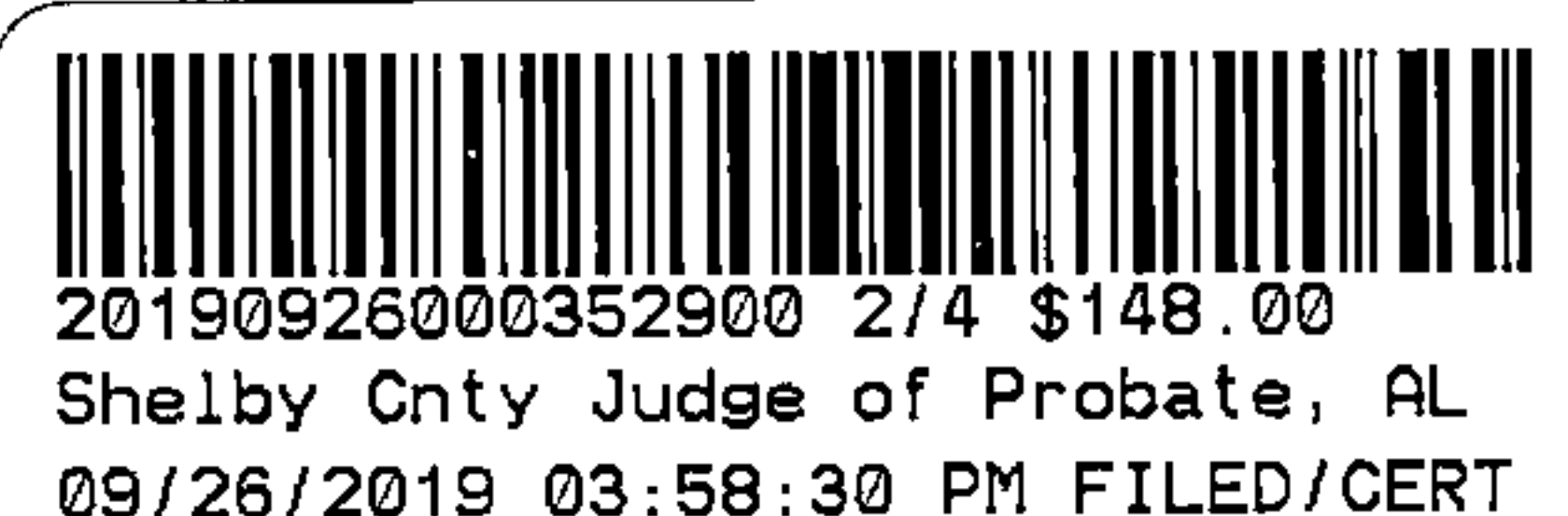
TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of September, 2019.


James W. Suttle

STATE OF ALABAMA)
SHELBY COUNTY)




I, the undersigned, a notary public in and for said County, in said State, hereby certify

that James W. Suttle, an unmarried man, 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 26th day of September, 2019.

Kim M. Foster
Notary Public
My Commission Expires: 1-3-23


20190926000352900 3/4 \$148.00
Shelby Cnty Judge of Probate, AL
09/26/2019 03:58:30 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James W. Suttle
Mailing Address 1824 Highway 30
Columbiana, Alabama 35051

Grantee's Name Rebecca S. Mims
Mailing Address 1611 West Tennessee Avenue
Midland, Texas 79701

Property Address 0 Highway 30
Columbiana, Alabama 35051

Date of Sale _____
Total Purchase Price \$ 116,650.00

Shelby County, AL 09/26/2019
State of Alabama
Deed Tax: \$117.00

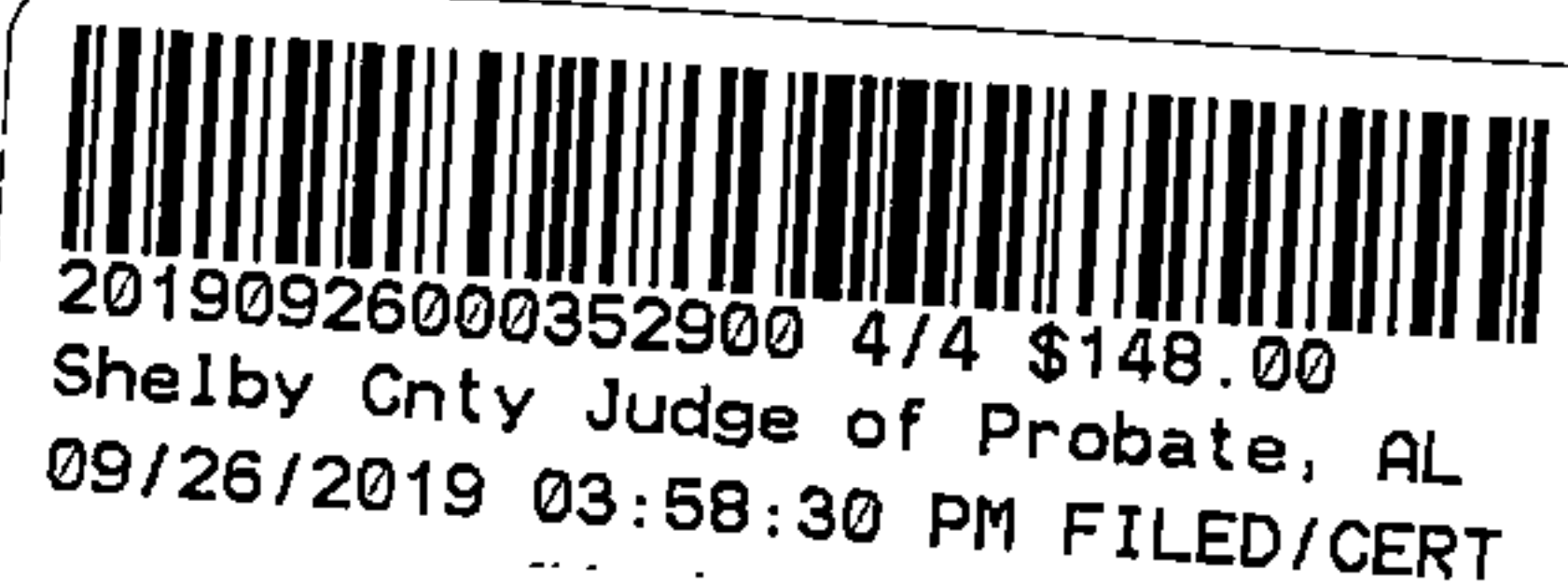
or
Actual Value \$

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



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 9-26-19

Print James W. Suttle

☐ Unattested

Kim M. Foster
(verified by)

Sign James W. Suttle
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1