

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P. O. Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Rodger Hutto  
PO Box 225  
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND DOLLARS AND 00/100 (\$16,000.00)**, to the undersigned grantor, **Merchants and Farmers Bank d/b/a M & F Bank f/k/a First National Bank of Shelby County**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Rodger Hutto** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, more accurately described as:  
Beginning at the NE corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and run Westerly along the North line of said 1/4-1/4 Section for 274.00 feet; thence turn 79 degrees 33 minutes 00 seconds left and run Southerly for 182.23 feet to a point on the North right of way line of Saginaw Cut-off Highway; thence turn 92 degrees 44 minutes 50 seconds left to the tangent of a curve to the right, said curve having a radius of 1407.50 feet, and run Easterly along said curve and said right of way line for 323.74 feet to a point; thence turn 112 degrees 04 minutes 43 seconds left from the tangent to said curve at said point and run Northerly 257.99 feet to the point of beginning.  
Situated in Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 5 day of June, 2-13.

*Merchants and Farmers Bank d/b/a M & F Bank*

BY: Michael Long  
AS: Vice President

STATE OF  
COUNTY

I, the undersigned authority, Thomas A Eastland a Notary Public in and for said County, in said State hereby certify that Michael Long as Vice President of **Merchants and Farmers Bank d/b/a M & F Bank f/k/a First National Bank of Shelby County**, is signed to the foregoing Instrument and who is know to me, acknowledge before me on this day that, being informed of the contents of the Instrument, he, as such office and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 5 day of June, 2013.

Thomas A. Eastland  
Notary Public  
My Commission Expires:



20130607000235130 1/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/07/2013 03:26:47 PM FILED/CERT

Shelby County, AL 06/07/2013  
State of Alabama  
Deed Tax: \$16.00



### Real Estate Sales Validation Form

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

Grantor's Name M + F Bank Grantee's Name Rodger Hutto  
Mailing Address 121 W Washington St Mailing Address PO Box 225  
Kosciusko MS Columbiana AL  
39090 35051

Property Address 69 James Cir. Date of Sale 6-6-13  
Columbiana AL Total Purchase Price \$ 16,000.00  
35051 Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.


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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-6-13  
\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Rodger Hutto  
Sign Rodger Hutto  
(Grantor/Grantee/Owner/Agent) circle one

  
20130607000235130 2/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/07/2013 03:26:47 PM FILED/CERT