

Re-recording to attach
Exhibit "A".

20140919000295170 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
09/19/2014 02:00:59 PM FILED/CERT

20141017000329970 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/17/2014 02:31:31 PM FILED/CERT

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Toby Rutherford
1102 Coody Rd
Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of THREE HUNDRED THOUSAND and 00/100 Dollars (\$300,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Rita Kathryn Rutherford Irrevocable Trust dated October 6, 1999, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Toby Allen Rutherford, Phillip Ronel Rutherford and Troy Lee Rutherford, (herein referred to as GRANTEES), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 17th day of September, 2014.

Shelby County, AL 09/19/2014
State of Alabama
Deed Tax: \$47.00

Rita Kathryn Rutherford
Rita Kathryn Rutherford - As Trustee of the
Rita Kathryn Rutherford Irrevocable Trust dated
October 6, 1999

STATE OF VA
COUNTY OF Chesterfield

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rita Kathryn Rutherford, whose names as Trustee of the Rita Kathryn Rutherford Irrevocable Trust dated October 6, 1999, 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 17th day of September, 2014.



MEREDITH HINES KELLER
NOTARY PUBLIC 7526345
COMMONWEALTH OF VIRGINIA

Meredith Hines Keller
NOTARY PUBLIC

My Commission Expires May 31, 2016

My Commission Expires May 31, 2016



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EXHIBIT "A"

Legal Description:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a westerly direction, along the south line of said 1/4-1/4 section, a distance of 102.00 feet to the Point of Beginning; thence continue westerly along the south line of said 1/4-1/4 section, a distance of 210.00 feet; thence 46 degrees, 52 minutes, 33 seconds right in a northwesterly direction a distance of 952.27 feet to the southeasterly Right of Way line of Valleydale Road; thence 91 degrees, 31 minutes right in a northeasterly direction along said Right of Way, a distance of 622.97 feet; thence 111 degrees, 59 minutes, 27 seconds right, in a southeasterly direction, a distance of 1177.02 feet to the south line of said 1/4-1/4 section and being the Point of Beginning, containing 9.5 acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Rita Kathy Rutherford
Mailing Address Irrevocable Trust
2100 Chestnut Estates Dr.
Powhatan, Va 23139

Grantee's Name Phillip Toby & Troy Rutherford
Mailing Address 1121 Couden Road
Clinton, AL 35045

Property Address See Deed Description

Date of Sale 9/18/14

Total Purchase Price \$ 300,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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



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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 9/18/14

Print Greg Herrick

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1