

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

KIM A. RUTLEDGE
4769 OLD HIGHWAY 280
WESTOVER, ALABAMA 35147

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20141222000402090 1/4 \$48.50
Shelby Cnty Judge of Probate, AL
12/22/2014 02:49:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Sixty Nine Thousand and 00/100 Dollars (\$169,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Doris Ann Ward, as Trustee of the Billy Gerald Bradberry Trust established in the Last Will and Testament of Embrew Rudolph Bradberry and as Personal Representative of the Estate of Embrew Rudolph Bradberry, (SHELBY County, Alabama Case No. PR-2014-000252), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto KIM A. RUTLEDGE AND SUSAN A. RUTLEDGE (herein referred to as "Grantee"), as joint tenants with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A

*\$143,650 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

EMBREW RUDOLPH BRADBERRY A/K/A E.R. BRADBERRY WAS THE SURVIVING GRANTEE OF DEED RECORDED IN BOOK 289, PAGE 742. CHARITY BRADBERRY HAVING DIED ON OR ABOUT 3/26/1975. EMBREW RUDOLPH BRADBERRY A/K/A E.R. BRADBERRY WAS ALSO THE SURVIVING GRANTEE OF DEED RECORDED IN 20141017000330160. BOBBIE H. BRADBERRY HAVING DIED ON OR ABOUT 9/28/2005.

DORIS WARD IS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT NO. 2012-007470.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and their assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seals, this 13th day of NOVEMBER, 2014.

Shelby County, AL 12/22/2014
State of Alabama
Deed Tax: \$25.50

Doris Ann Ward, Trustee

DORIS ANN WARD, AS TRUSTEE OF THE BILLY GERALD BRADBERRY TRUST ESTABLISHED IN THE LAST WILL AND TESTAMENT OF EMBREW RUDOLPH BRADBERRY

Doris Ann Ward, Trustee

DORIS ANN WARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF EMBREW RUDOLPH BRADBERRY, DECEASED (SHELBY COUNTY, ALABAMA, CASE NO. PR-2014-000252)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DORIS ANN WARD as TRUSTEE of the BILLY GERALD BRADBERRY TRUST ESTABLISHED IN THE LAST WILL AND TESTAMENT OF EMBREW RUDOLPH BRADBERRY, 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, she, in her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of NOVEMBER, 2014.

[Signature]
Notary Public

My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DORIS ANN WARD as PERSONAL REPRESENTATIVE of the Estate of EMBREW RUDOLPH BRADBERRY, 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, she, in her capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of NOVEMBER, 2014.

[Signature]
Notary Public

My Commission Expires: 9/18/2017


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EXHIBIT "A"

PARCEL I:

A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 28, TOWNSHIP 19, RANGE 1E; RUN THENCE SOUTH ALONG THE EAST LINE OF SAID FORTY 345 FEET; THENCE WEST 90 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT TO THE POINT OF BEGINNING.

PARCEL II:

A PART OF THE EAST ½ OF THE NE ¼ OF THE NW ¼ SECTION 28, TOWNSHIP 19, RANGE 1E, DESCRIBED AS FOLLOWS: FROM THE NE CORNER TO THE NE ¼ OF THE NW ¼ OF SAID SECTION RUN WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 28 FOR A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE WEST ALONG THE NORTH BOUNDARY OF SAID SECTION FOR 210 FEET; THENCE TURN AN ANGLE OF 90°20' TO LEFT AND RUN 665 FEET; THENCE TURN AN ANGLE OF 89°40' TO LEFT AND RUN 420 FEET; THENCE TURN AN ANGLE OF 90°20' TO THE LEFT AND RUN 320 FEET TO THE SE CORNER OF SMITH LOT; THENCE TURN AN ANGLE OF 90°00' TO THE LEFT AND RUN 90 FEET; THENCE TURN AN ANGLE OF 70°56' TO RIGHT AND RUN 367.58 FEET TO THE POINT OF BEGINNING.


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Real Estate Sales Validation Form

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

Grantor's Name Doris Ann Ward
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 201
Birmingham, AL 35242

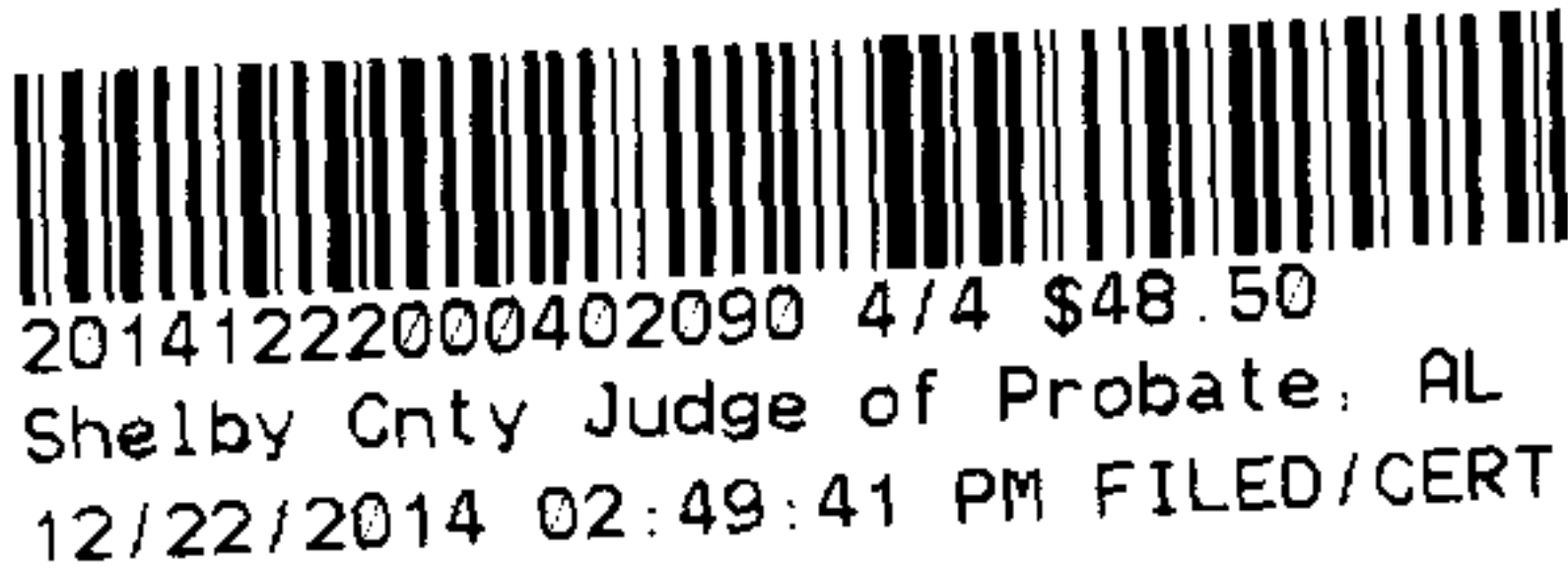
Grantee's Name K. A. Rutledge
Mailing Address 4769 Old Highway 280
Westover, AL 35147

Property Address 4769 Old Highway 280
Westover, AL 35147

Date of Sale 11/13/2014
Total Purchase Price \$ 169,000

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 11/13/2014

Print

George Vaughn

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one