

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ruth S Sutherland
1988 19th Place
Calera, AL 35040

20151005000346910
10/05/2015 08:25:32 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Six Thousand And No/100 Dollars (\$126,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sheavon Capps Rhoads and William A. Rhoads, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ruth S. Sutherland (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

See Exhibit "A" attached hereto for legal description.



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.

One Hundred Twenty-Two Thousand Two Hundred Twenty And No/100 Dollars (\$122,220.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

\$5,000.00 of the consideration recited herein was paid from the proceeds of a second Mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 14, 2015.

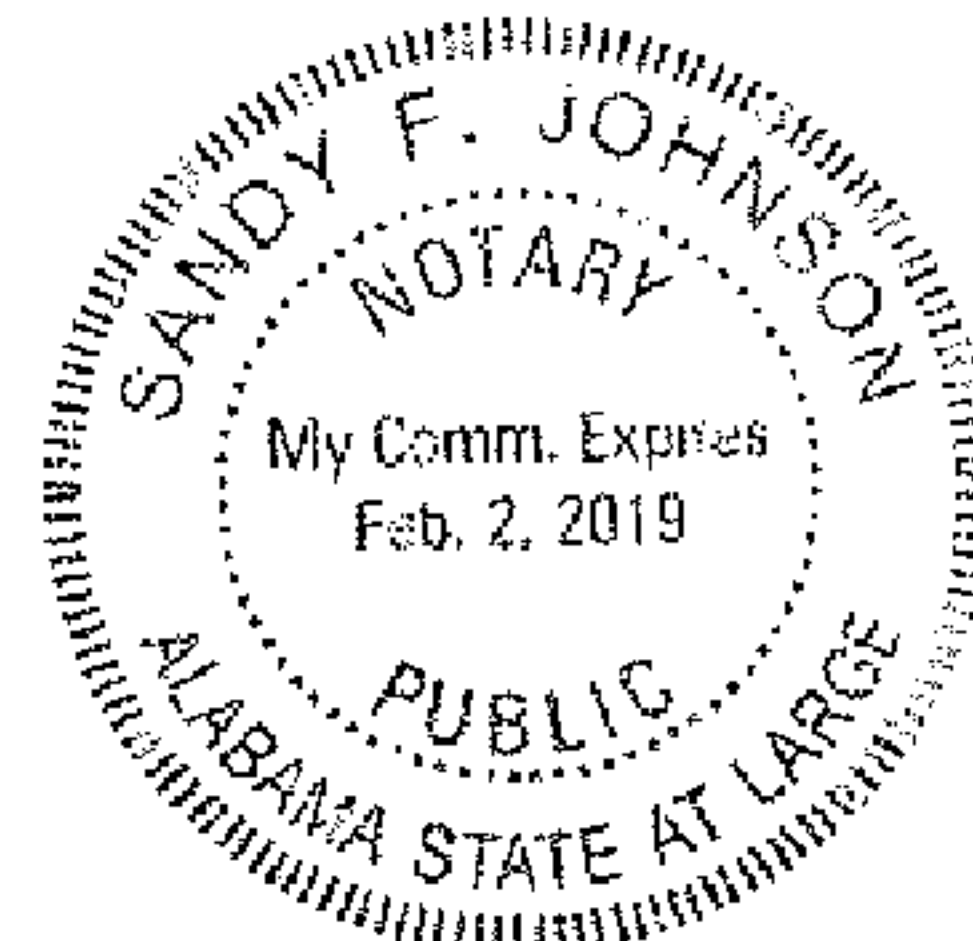

Sheavon Capps Rhoads

William A. Rhoads

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheavon Capps Rhoads and William A. Rhoads, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 14th day of September, 2015.


Notary Public
My commission expires:



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EXHIBIT "A"

Lot 26-A according to Scott's Resurvey of Block 267, Lots 24 thru 27, Dunstan's Map of Calera, as recorded in Map Book 29, page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except the following:

A part of Lot 26-A according to the Survey of Scott's Resurvey of Block 267, Lots 24 thru 27, Dunstan's Map of Calera, as recorded in Map Book 29, Page 75, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the centerline of a 20 foot alley vacated in Instrument No. 2001-49438 in above said Probate Office, and the extended South line of Lot 26-A, according to the above said Resurvey of Dunstan's Map of Calera; thence N 89° 04' 11" W, a distance of 131.93 feet; thence N 05° 05' 18" W, a distance of 196.99 feet; thence S 87° 51' 13" E, a distance of 36.55 feet to the point of beginning; thence S 86° 54' 33" E, a distance of 116.21 feet to the centerline of above said 20 foot vacated alley; thence N 81° 07' 03" W and leaving said centerline, a distance of 117.46 feet; thence S 00° 01' 29" E, a distance of 11.87 feet to the point of beginning.

20151005000346910 10/05/2015 08:25:32 AM DEEDS 3/3

Grantor's Name Sheavon Capps Rhoads

Grantee's Name Ruth H Sutherland

Mailing Address 1988 19th Place
Calera, AL 35040

Mailing Address 535 Windsor Court
Alabaster, AL 35007

Property Address 1988 19th Place
Calera, AL 35040

Date of Sale September 14, 2015

Total Purchase Price \$126,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Sheavon Capps Rhoads, 1988 19th Place, Calera, AL 35040.

Grantee's name and mailing address - Ruth H Sutherland, 535 Windsor Court, Alabaster, AL 35007.

Property address - 1988 19th Place, Calera, AL 35040

Date of Sale - September 14, 2015.

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.

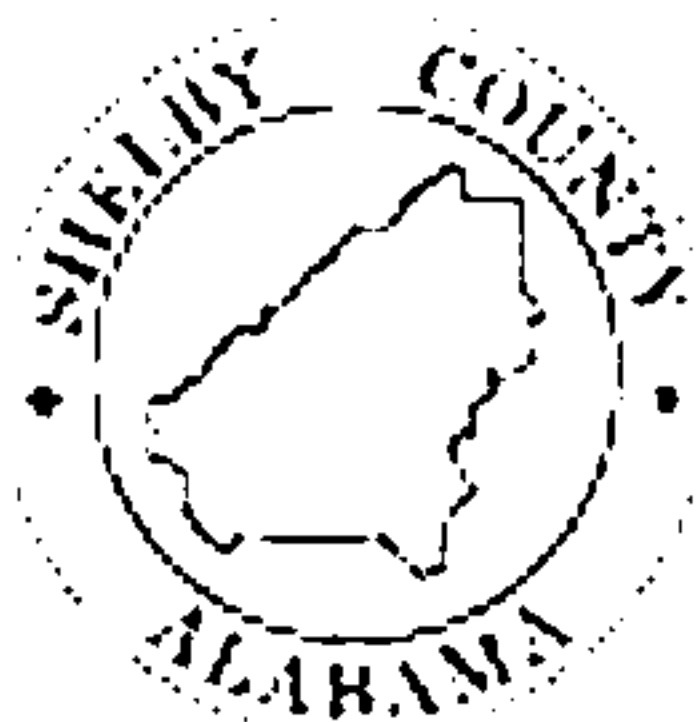
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: September 14, 2015

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2015 08:25:32 AM
\$21.00 CHERRY
20151005000346910