

This Instrument was Prepared by:

Send Tax Notice To: Rodger Hutto

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

*P.O. Box 225
Columbiana, AL 35051*

File No.: MV-16-23301

WARRANTY DEED



20161205000442350 1/3 \$134.50
Shelby Cnty Judge of Probate, AL
12/05/2016 08:41:01 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirteen Thousand Five Hundred Dollars and No Cents (\$113,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sherrie L. Booth and Joseph Booth, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rodger Hutto**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are 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 (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of November, 2016.

Sherrie L. Booth

Sherrie L. Booth

Joseph Booth

Joseph Booth

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sherrie L. Booth and Joseph Booth, 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 this the 30th day of November, 2016.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison
My Commission Expires: September 22, 2020

Shelby County, AL 12/05/2016
State of Alabama
Deed Tax: \$113.50

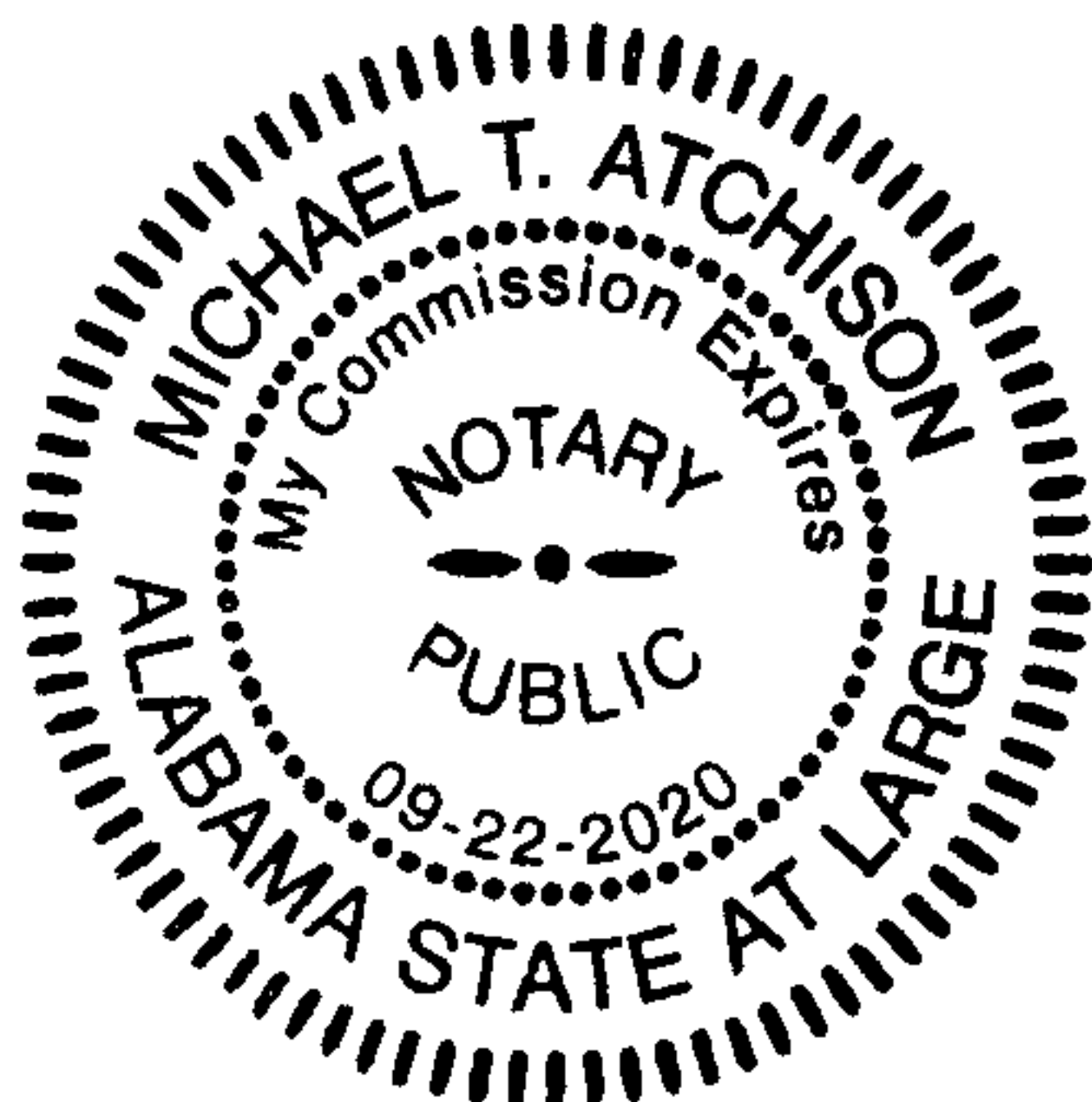


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the southeast corner of the SW 1/4 of the SE 1/4, Section 23, Township 20 South, Range 1 East, and run thence North along the East line of said quarter-quarter section line a distance of 271.93 feet to the point of beginning; thence continue in the same direction along the East line of said quarter-quarter section line a distance of 197.22 feet; thence turn an angle of 89 degrees 58 minutes 34 seconds to the right and run a distance of 130.00 feet; thence turn an angle of 89 degrees 58 minutes 34 seconds to the left and run a distance of 853.49 feet to a point on the North line of the SE 1/4 of the SE 1/4 of said Section 23; thence turn an angle of 90 degrees 03 minutes 14 seconds to the left and run a distance of 130.00 feet to the northeast corner of the SW 1/4 of SE 1/4 of said Section 23; thence turn an angle of 89 degrees 56 minutes 46 seconds to the left and run South along said quarter-quarter section line a distance of 502.64 feet; thence turn an angle of 45 degrees 27 minutes to the right and run a distance of 568.10 feet; thence turn an angle of 44 degrees 31 minutes to the right and run a distance of 15.35 feet to a point on the northeast right of way line of Shelby County Highway No. 61; thence turn an angle of 129 degrees 13 minutes to the left and run along the northeast right of way line of said highway a distance of 324.13 feet; thence turn an angle of 76 degrees 00 minutes to the left and run a distance of 238.00 feet to the point of beginning; situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama



20161205000442350 2/3 \$134.50
Shelby Cnty Judge of Probate, AL
12/05/2016 08:41:01 AM 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 Sherrie L. Booth

Grantee's Name Rodger Hutto

Mailing Address 3912 Luwana Lane Knoxville TN 37917

Mailing Address P.O. Box 225 Columbiana, AL 35057

Property Address 12834 Highway 61 Wilsonville, AL 35186

Date of Sale November 30, 2016

Total Purchase Price \$113,500.00

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 of 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 November 28, 2016

Print Sherrie L. Booth

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

