



20170202000040270 1/4 \$34.00
 Shelby Cnty Judge of Probate, AL
 02/02/2017 10:31:43 AM FILED/CERT

This Instrument Was Prepared By:
 Christopher R. Smitherman, Attorney At Law
 Post Office Box 261
 Montevallo, Alabama 35115
 (205) 665-4357

Send Tax Notice:
 Andrea Rutledge and
 Anthony Rutledge

STATE OF ALABAMA)
)
 SHELBY COUNTY) **WARRANTY DEED**
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Nine Thousand and 00/100 (\$9,000.00) Dollars** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Daisey Lee Conwell, Trustee (a single person), Antoine Lewis (a single person), and David E. Lewis (a single person)**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Andrea Rutledge and Anthony Rutledge (a married couple)** hereinafter called "Grantees" for and during their joint lives and upon the death of either 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 Exhibit A

NOTE: This property is not homestead for the Grantors.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 16 day of December, 2016 at 725 West St Montevallo AL 35115.

GRANTOR
Daisey Lee Conwell / Trustee
 Daisey Lee Conwell, Trustee (L.S.)

Shelby County, AL 02/02/2017
 State of Alabama
 Deed Tax \$9.00

STATE OF ALABAMA)
)
 SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Daisey Lee Conwell, which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16 day of December, 2016.

[Signature]
Notary Public
MCE 4/26/2020

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GRANTOR

Antoine Lewis (L.S.)
Antoine Lewis

STATE OF OHIO
Lucas COUNTY

ACKNOWLEDGMENT

I, Tonya M Cunningham, a Notary Public for the State at Large, hereby certify that the above posted name, Antoine Lewis which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25th day of Nov, 2016.

Tonya M Cunningham
Notary Public
MCE



Tonya M Cunningham
Notary Public - OHIO
My Commission Expires
July 8, 2020

GRANTOR

[Signature] (L.S.)
David E. Lewis

STATE OF Alabama
Shelby COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, David E. Lewis which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of December, 2016.

[Signature]
Notary Public
MCE 4/26/2020



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EXHIBIT A

**LOT 10, ACCORDING TO THOMAS' ADDITION TO TOWN OF
ALDRICH, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Real Estate Sales Validation Form

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

Grantor's Name Antone Lewis
Mailing Address Dixie Lee Conwell

Grantee's Name Andrea Rutledge
Mailing Address 217 Hwy 204
Monticello AL 35715

Property Address 217 Hwy 204
Monticello AL 35715

Date of Sale 12/16/16
Total Purchase Price \$ 9000.00

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

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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 12/16/16

Unattested

(verified by)

Print Chris J. Hardman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1