

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Walter Scott Vansant
P O Box 324
Columbiana, AL 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Five Thousand Five Hundred Sixty Five and No/00 Dollars (\$185,565.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, John Lloyd Suttle and James W. Suttle, as Trustees of the Suttle Revocable Trust, dated January 15, 2000 (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Walter Scott Vansant and Emily May Vansant, (herein referred to as grantee, whether one or more), 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, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, permits, provisions, covenants, building set-back lines and rights of way of record.

Also subject to mineral and mining rights not owned by the grantor.

Subject to Deed Restrictions attached hereto as Exhibit "B".

The cost of the maintenance of the access road from Highway 30 and the bridge crossing the creek, as located on the 60' wide Ingress/Egress and Utility Easement set forth herein, shall be shared equally by the owners of the properties using the road and bridge at the time any maintenance work is undertaken. In the event the road is improved for development purposes and/or to meet subdivision regulations, however, such improvements and increased maintenance expense shall be the responsibility of the developer or party causing such to be done.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of March, 2017.

SUTTLE REVOCABLE TRUST,
dated January 15, 2000

John Lloyd Suttle
John Lloyd Suttle, Trustee

James W Suttle
James W. Suttle, Trustee

STATE OF *Connecticut*
COUNTY OF *New Haven*

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared John Lloyd Suttle, whose name as Trustee for the Suttle Revocable Trust, dated January 15, 2000, 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, he,

ADDITIONAL NOTARY ACKNOWLEDGMENT ATTACHED

Shelby County, AL 03/30/2017
State of Alabama
Deed Tax: \$186.00

20170330000107250 1/5 \$214.00
Shelby Cnty Judge of Probate, AL
03/30/2017 03:41:30 PM FILED/CERT

in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2017.

My Commission Expires: 5-31-2020 State of Connecticut
Mary E. Evans
Notary Public
State of Connecticut
My Commission Expires
May 31, 2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared James W. Suttle, whose name as Trustee for the Suttle Revocable Trust, dated January 15, 2000, 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, he, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2017.

My Commission Expires: 10-11-20 Richard Fulmer
Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the SE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°32'37"E, a distance of 300.00'; thence S00°27'23"E, a distance of 411.18'; thence S89°32'37"W, a distance of 569.91'; thence N40°34'17"W, a distance of 430.34'; thence N14°43'56"E, a distance of 338.41'; thence N59°04'54"W, a distance of 582.02'; thence N76°07'19"W, a distance of 51.46' to the centerline of a road and a 60' Ingress/Egress and Utility Easement, all further calls will be along said centerline until otherwise noted, said point also being the beginning of a non-tangent curve to the left, having a radius of 570.00, a central angle of 18°15'58", and subtended by a chord which bears N66°16'42"W, and a chord distance of 161.28'; thence along the arc of said curve, a distance of 161.82'; thence N74°24'41"W, a distance of 155.78'; thence N63°42'30"W, a distance of 67.82' to a curve to the right, having a radius of 150.00, a central angle of 41°32'44", and subtended by a chord which bears N21°10'46"W, and a chord distance of 106.40'; thence along the arc of said curve, a distance of 108.77'; thence N00°24'24"W, a distance of 213.87' to a curve to the left, having a radius of 285.00, a central angle of 50°50'24", and subtended by a chord which bears N25°31'00"W, and a chord distance of 244.67'; thence along the arc of said curve, a distance of 252.89'; thence N50°56'12"W, a distance of 398.58' to a curve to the right, having a radius of 650.00, a central angle of 10°25'53", and subtended by a chord which bears N45°54'45"W, and a chord distance of 113.85'; thence along the arc of said curve, a distance of 113.99' to the Southerly R.O.W. line of Shelby County Highway 30, 80' R.O.W.; thence, leaving said centerline of road and easement, N61°16'20"E, and along said Highway 30 R.O.W. line, a distance of 557.26'; thence S00°05'09"W and leaving said R.O.W. line, a distance of 531.53'; thence S88°55'08"E, a distance of 420.12'; thence N10°04'59"W, a distance of 23.33'; thence N89°30'54"E, a distance of 517.50'; thence N89°25'18"E, a distance of 443.47' to the NE Corner of the NE 1/4 of the SW 1/4 of said Section 20; thence S01°44'55"E, a distance of 1314.14' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 60' Wide Ingress/Egress and Utility Easement, lying 30' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°32'37"E, a distance of 300.00'; thence S00°27'23"E, a distance of 411.18'; thence S89°32'37"W, a distance of 569.91'; thence N40°34'17"W, a distance of 430.34'; thence N14°43'56"E, a distance of 338.41'; thence N62°20'21"W, a distance of 514.72' to the POINT OF BEGINNING OF SAID CENTERLINE; said point being the beginning of a non-tangent curve to the left, having a radius of 570.00, a central angle of 28°10'01", and subtended by a chord which bears N60°19'41"W, and a chord distance of 277.40'; thence along the arc of said curve, a distance of 280.22'; thence N74°24'41"W, a distance of 155.78'; thence N63°42'30"W, a distance of 67.82' to a curve to the right, having a radius of 150.00, a central angle of 41°32'44", and subtended by a chord which bears N21°10'46"W, and a chord distance of 106.40'; thence along the arc of said curve, a distance of 108.77'; thence N00°24'24"W, a distance of 213.87' to a curve to the left, having a radius of 285.00, a central angle of 50°50'24", and subtended by a chord which bears N25°31'00"W, and a chord distance of 244.67'; thence along the arc of said curve, a distance of 252.89'; thence N50°56'12"W, a distance of 398.58' to a curve to the right, having a radius of 650.00, a central angle of 10°25'53", and subtended by a chord which bears N45°54'45"W, and a chord distance of 113.85'; thence along the arc of said curve, a distance of 113.99' to the Southerly R.O.W. line of Shelby County Highway 30, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE

According to the survey of Rodney Shifflett, dated March 3, 2017.

Grantor, and its successors and assigns, reserve right of use of the above said easement.

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Shelby Cnty Judge of Probate, AL
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EXHIBIT "B"

DEED RESTRICTIONS - SUTTLE TO VANSANT

1. The property may be used only for agricultural or single-family residential purposes and there may be no more than one single-family residence per each 10 acres on the property.
2. No mobile homes, manufactured homes or modular homes are permitted on the property except that such a structure may be used strictly as a temporary residence by the owner only during the period of construction of a permanent residence on the property, not to exceed twelve (12) months from the start of construction.
3. There may be further division of lands described into parcels of not less than 10 acres subject to the City of Columbiana's approval.
4. No junk, garbage, inoperable or abandoned motor vehicles or any other similar thing which is an eyesore or nuisance may be kept on the property.
5. No dwelling house of less than 1800 square feet of heated area, exclusive of porches, carports, basements and decks or terrace shall be erected on the property. At least 1500 square feet of heated area must be on the main level.

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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

(Seller)

Grantor's Name Suttle Revocable Trust
Mailing Address P O Box 855
Columbiana, AL 35051

(Buyer)

Grantee's Name Walter Scott & Emily M. Vansant
Mailing Address P O Box 324
Columbiana, AL 35051

Property Address: Highway 30
Columbiana, AL
Shelby County, Alabama

Date of Sale 3-30-17

Total Purchase Price \$ 185,565.00
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 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 March 27, 2017

Sign

John L. Suttle
(Grantor/Grantee/Owner/Agent) circle one

Print

John L. Suttle

☐ Unattested

(Verified by)

Form RT-1

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Shelby Cnty Judge of Probate, AL
03/30/2017 03:41:30 PM FILED/CERT