

20170503000151930
05/03/2017 08:14:26 AM
DEEDS 1/3

Send tax notice to:
SIERRA BUILDING COMPANY, LLC
PO BOX 612
HELENA, AL 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017176

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RUBEN DEE CUTCHER, JR. and TYRA B. CUTCHER, husband and wife, **whose mailing address** is: 39 HUNTER TERRACE, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address** is: PO Box 612, HELENA, AL, 35080 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING IN ROAD RIGHT OF WAY.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 27th day of April, 2017.

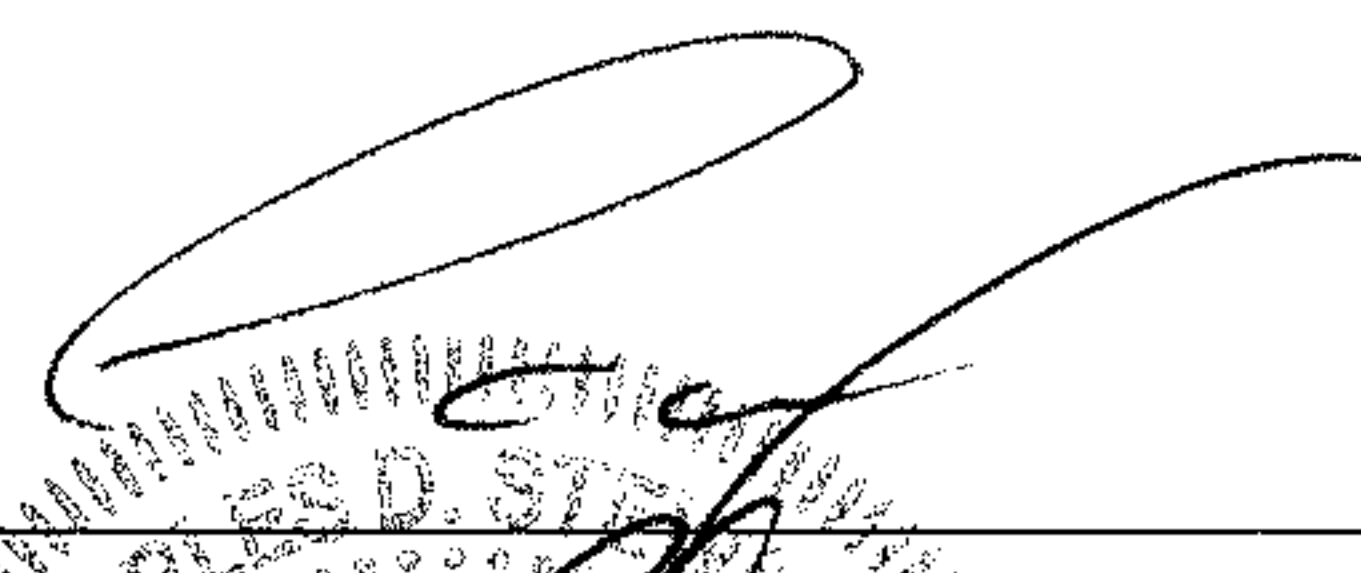
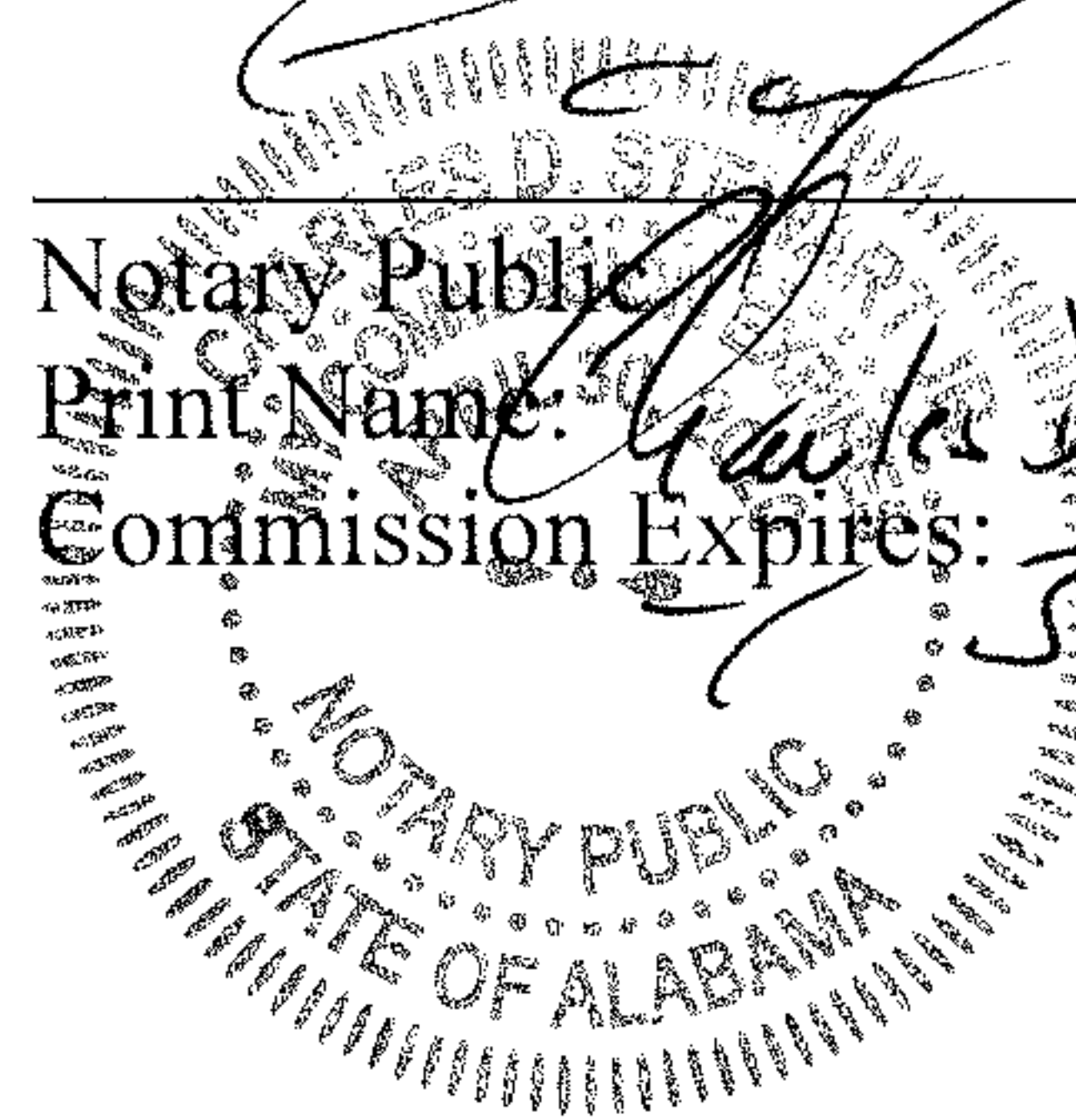

RUBEN DEE CUTCHER, JR.


TYRA B. CUTCHER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUBEN DEE CUTCHER, JR. and TYRA B. CUTCHER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name: Charles J. Howard, Jr.
Commission Expires: 3-20


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EXHIBIT "A"

A parcel of land situated in Northwest 1/4 of the Southwest 1/4 of Section 15, Township 20 South, Range 3 West, all in Shelby County, Alabama and being more particularly described as follows: Begin at a point, said point being the intersection of the South right of way of 1st Avenue and the West right of way of 4th Street, said point also being an iron found; thence run Southwesterly along the West right of way line of said 4th Street, 143.24 feet; thence run right 82 degrees 01 minutes 10 seconds and run Westerly, 158.37 feet; thence turn right 90 degrees 38 minutes 49 seconds and run Northerly 152.56 feet to a point on the South right of way line of 1st Avenue; thence right 92 degrees 49 minutes 15 seconds and run along the South right of way line of 1st Avenue 176.86 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2017 08:14:26 AM
\$51.00 DEBBIE
20170503000151930

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.