


This instrument was prepared by:
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44 Court Square East
Centreville, Alabama 35042

Shelby County, AL 10/19/2017
State of Alabama
Deed Tax: \$6.50

Source of Title:
Document # 20070615000281420

STATE OF ALABAMA)
COUNTY OF SHELBY)


20171019000380560 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
10/19/2017 12:39:19 PM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made and entered into this the 18th day of October, 2017, by and between **SUZAT R. MITCHELL**, a single woman, hereinafter referred to as Grantor, and **NICOLLE Y. RUTLEDGE, DAMIAN D. RUTLEDGE and CHRISTIAN M. RUTLEDGE**, hereinafter referred to as Grantees;

WITNESSETH

That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantees, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated, lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at an iron stake at the Northeast corner of the Southeast side of the J.H. and Geneva Collins' lot on the Dogwood Road, part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 22, Range 3 West, running from the beginning point Northeast 100 feet more or less, then running 270 feet Southeast, then 125 feet Southwest, then 260 feet to the point of beginning.

Tract 2

All that part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama, more particularly described as:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama, thence North 89 degrees 11 minutes 59 seconds West a distance of 433.93 to a capped rebar, stamped H Dansby RLS 9128, found on the east margin of a 80 foot right-of-way for Shelby County Highway Number 15, said Highway is also known as Montevallo Dogwood Road and Salem Road, thence along the east right-of-way margin of an Shelby County Highway Number 15, North 32 degrees 07 minutes 53 seconds West a distance of 471.76 feet to a ½ inch rebar found, thence leaving the east right-of-way margin of said Shelby County Highway Number 15, North 55 degrees 29 minutes 34 seconds East a distance of 115.87 feet to a 1 inch hollow pipe found thence North 72 degrees 55 minutes 33 seconds East a distance of 96.42 feet to a 1-1/2 inch hollow pipe, thence South 38 degrees 27 minutes 08 seconds East a distance of 124.76 feet to a Magnail set in the center of a 25 foot right-of-way for Evansville Circle and the point of beginning.

Thence from the point of beginning and leaving the center of said 25 foot right-of-way for Evansville Circle, continue South 38 degrees 27 minutes 08 seconds East a distance of 111.85 feet to an old 1 – ½ inch drill bit found, thence South 52 degrees 17 minutes 18 seconds West a distance of 104.49 feet to a 5/8 rebar set at the base of a 2 inch x ½ inch flat bar found, thence North 36 degrees 57 minutes 38 seconds West a distance of 105.25 feet to a Magnail set in the center of a 25 foot right-of-way for Evansville Circle, thence along the center of said 25 foot right-of-way for Evansville Circle, North 48 degrees 34 minutes 25 seconds East a distance of 102.22 feet to the point of beginning. Containing 0.26 acres, more or less, and being a part of the same real estate recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Document Number 20070615000281420.

Subject to the right-of-way of Evansville Circle, also subject to easements and right-of-way recorded and/or unrecorded.

This conveyance is made subject to all restrictions, easements, reservation and right of way of record in the Office of the Probate Judge of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created it severed or terminated during the joint lives of the Grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor represents and covenants with Grantees, their heirs and assign, that Grantor is seized of and indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor will forever warrant and defend Grantees, their heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all personal whomsoever.

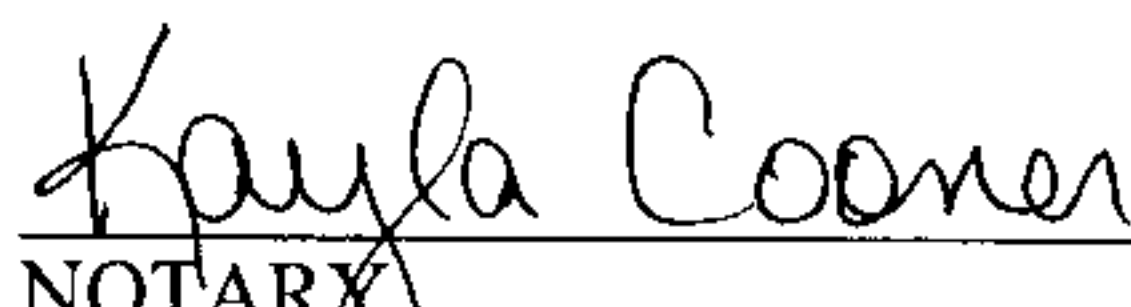
IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this the day and in the year first herein above written.


SUZAT R. MITCHELL

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **SUZAT R. MITCHELL**, whose name 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, she executed the same voluntarily on the same bears date.

Given under my hand this 18th day of October, 2017.



NOTARY
My Commission Expires: 1-10-18

Grantor:
SUZAT R. MITCHELL
100 Egg and Butter Road
Apartment 34
Columbiana, AL 35051

Grantees:
NICOLLE Y. RUTLEDGE
DAMIAN D. RUTLEDGE
CHRISTIAN M. RUTLEDGE
238 Emma Drive
Brierfield, AL 35035

ADDRESS OF PROPERTY:

ASSESSED VALUE \$ 6160.


20171019000380560 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
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This document prepared without benefit of a title search and based upon information supplied by the parties