


STATE OF ALABAMA)

COUNTY OF SHELBY)


20171030000392460 1/3 \$270.00
Shelby Cnty Judge of Probate, AL
10/30/2017 02:08:45 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS INDENTURE, made this the 17 day of October, 2017, between **James Nelson Northcutt, III, and wife Marian M. Northcutt**, hereinafter referred to as "Grantor", and **James Nelson Northcutt, III, as Trustee of the James Nelson Northcutt, III, Revocable Living Trust, dated August 9, 2016, and any amendments thereto; and Marian Murphy Northcutt, as Trustee of the Marian Murphy Northcutt Revocable Living Trust, dated August 9, 2016, and any amendments thereto**, hereinafter referred to jointly as "Grantees";

WITNESSETH:

That Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantees, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto Grantees as tenants in common, the following described real estate, to wit:

Lots Number Two (2), Three (3), and the South 10.0 feet of Lot One (1), according to the Resurvey of Paradise Estates, Section I, as recorded as recorded in Map Book 13, page 105, Probate Office, Shelby County, Alabama;

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

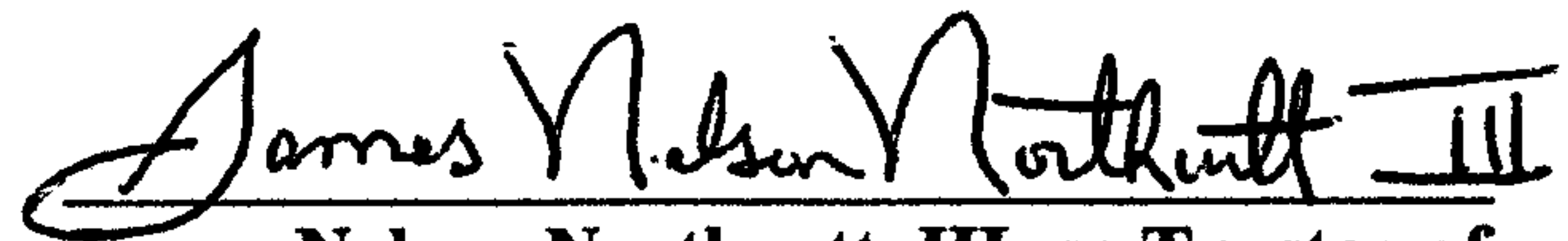
1. Ad valorem taxes accruing on and after October 1, 2017.
2. Any existing easements, restrictions, set-back lines, rights of way, and limitations, if any, now of record.

TO HAVE AND TO HOLD the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, to said Grantees. and to their successors and assigns forever.

Shelby County, AL 10/30/2017
State of Alabama
Deed Tax: \$247.00

Whenever used, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed these presents on this the day and date first above mentioned.



**James Nelson Northcutt, III, as Trustee of
the James Nelson Northcutt, III,
Revocable Living Trust, dated August 9,
2016, and any amendments thereto**



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**Marian Murphy Northcutt, as Trustee of
the Marian Murphy Northcutt Revocable
Living Trust, dated August 9, 2016, and
any amendments thereto**

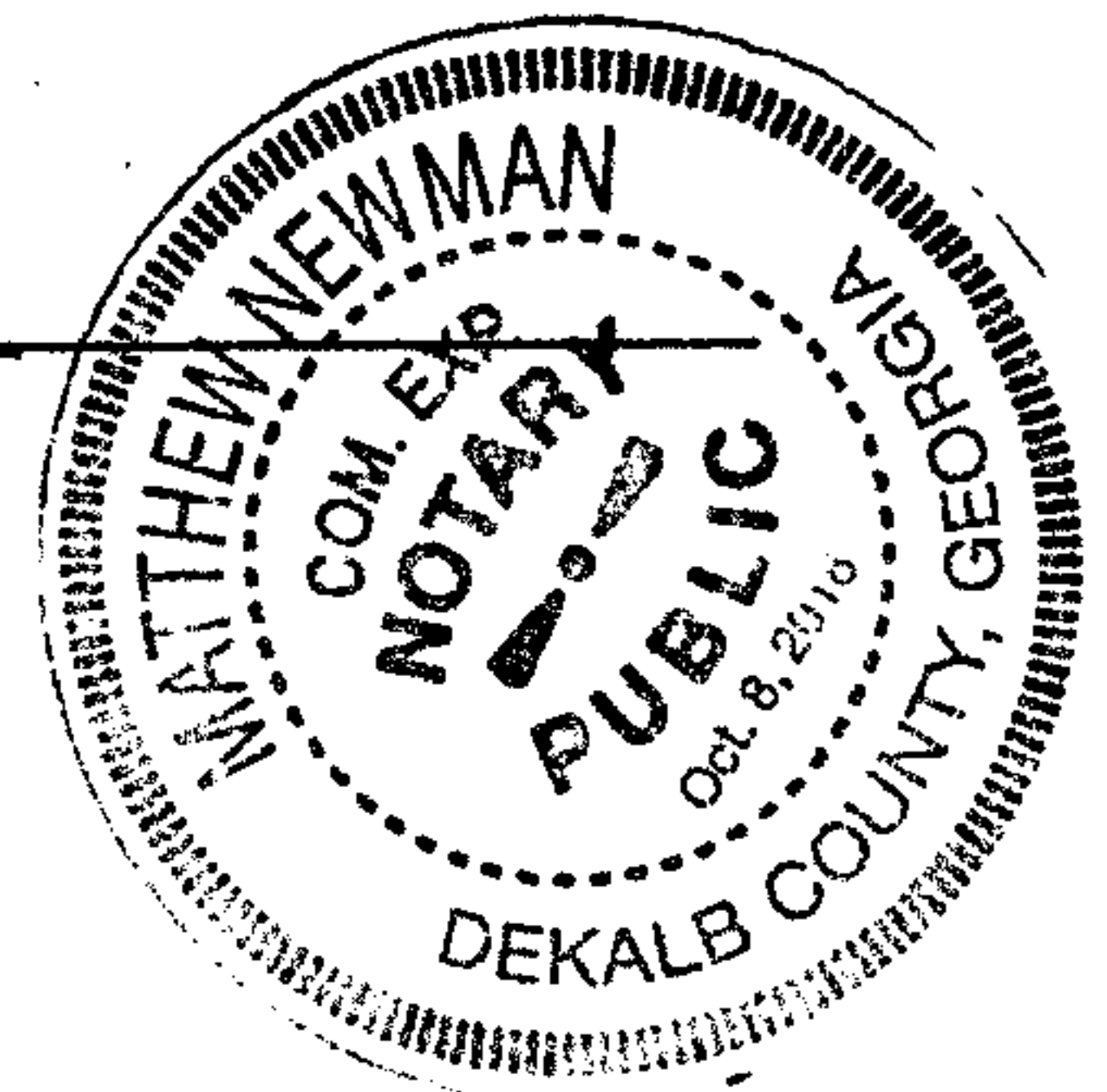
STATE OF GEORGIA)

COUNTY OF DeKalb)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Nelson Northcutt, III, whose name as Trustee of the James Nelson Northcutt, III, Revocable Living Trust, dated August 9, 2016, and any amendments thereto, 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 such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 17 day of October, 2017.


NOTARY PUBLIC



STATE OF GEORGIA)

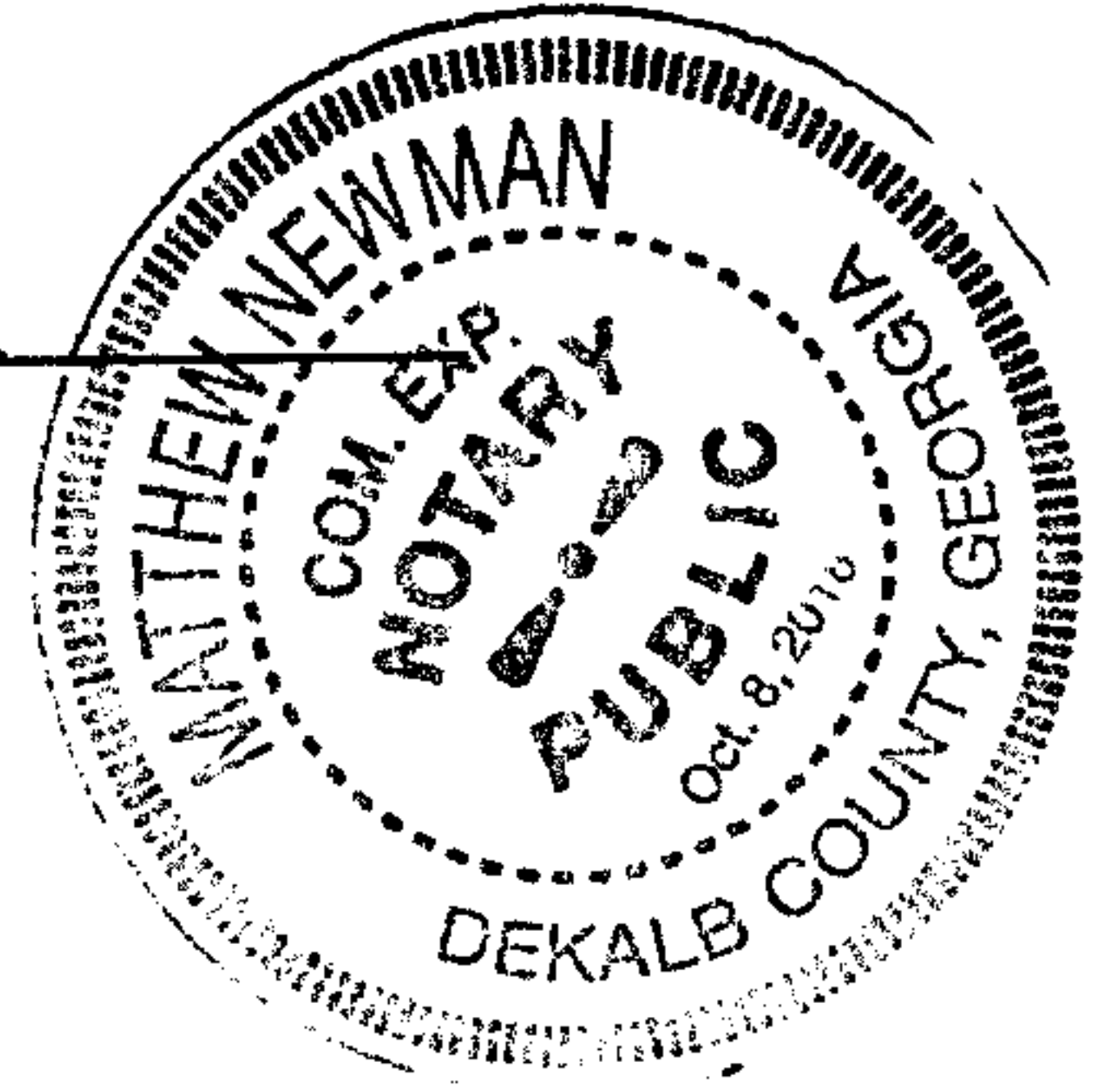
COUNTY OF DeKalb)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marian Murphy Northcutt, whose name as Trustee of the Marian Murphy Northcutt Revocable Living Trust, dated August 9, 2016, and any amendments thereto, 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, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal of office this the 17 day of October, 2017.


NOTARY PUBLIC



This instrument prepared without examination of title upon information provided by Grantee by:

James C. Inzer, III
Inzer, Haney, McWhorter & Haney, LLC
235 Broad Street
Gadsden, AL 35901


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Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor's Mailing Address:
410 Rivertrail Court
Dunwoody GA 30350

Grantee's Mailing Address:
410 Rivertrail Court
Dunwoody GA 30350

Date of Sale: October _____, 2017

Property Address:
Paradise Point Drive
Columbiana, AL 35051

Total Valuation: \$ 247,000.00
based on tax value