


Send Tax Notice to:

Ms. Rebecca S. Mims  
1611 West Tennessee Avenue  
Midland, Texas 79701

This instrument prepared by:  
ELLIS, HEAD, OWENS & JUSTICE  
113 North Main Street  
P.O. Box 587  
Columbiana, Alabama 35051

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20171031000393260 1/6 \$248.00  
Shelby Cnty Judge of Probate, AL  
10/31/2017 10:51:43 AM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED FIFTY-SIX AND 00/100 DOLLARS (\$217,856.00) to JOHN LLOYD SUTTLE and JAMES W. SUTTLE, as Trustees of the Suttle Revocable Trust, dated January 15, 2000, (hereinafter referred to as "Grantor"), in hand paid by REBECCA S. MIMS (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Begin at the SW corner of the NW 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 North 89 degrees 29 minutes 00 seconds East, a distance of 446.00 feet; thence North 01 degrees 15 minutes 59 seconds West a distance of 660.00 feet; thence North 89 degrees 29 minutes 00 seconds East, a distance of 890.84 feet to the approximately centerline of a ditch, all further calls will be along said centerline of ditch until otherwise noted; thence North 50 degrees 09 minutes 51 seconds East a distance of 6.34 feet; thence North 12 degrees 52 minutes 22 seconds East, a distance of 32.28 feet to the centerline of a road and a 60-foot

Shelby County, AL 10/31/2017  
State of Alabama  
Deed Tax: \$218.00

ingress/egress and utility easement, all further calls will be along said centerline until otherwise noted; thence leaving said centerline of ditch and along centerline of easement, North 63 degrees 42 minutes 30 seconds West, a distance of 9.53 feet to a curve to the right, having a radius of 150.00 feet, a central angle of 41 degrees 32 minutes 44 seconds, and subtended by a chord which bears North 21 degrees 10 minutes 46 seconds West and a chord distance of 106.40 feet; thence along the arc of said curve, a distance of 108.77 feet; thence North 00 degrees 24 minutes 24 seconds West, a distance of 213.87 feet to a curve to the left, having a radius of 285.00 feet, a central angle of 50 degrees 50 minutes 24 seconds, and subtended by a chord which bears North 25 degrees 31 minutes 00 seconds West, and a chord distance of 244.67 feet; thence along the arc of said curve, a distance of 252.89 feet; thence North 50 degrees 56 minutes 12 seconds West, a distance of 398.58 feet to a curve to the right, having a radius of 650.00 feet, a central angle of 10 degrees 25 minutes 53 seconds, and subtended by a chord which bears North 45 degrees 54 minutes 45 seconds West, and a chord distance of 113.85 feet; thence along the arc of said curve, a distance of 113.99 feet to the Southerly right of way line of Shelby County Highway 30 (80-foot right of way); thence, leaving said centerline of road and easement, South 61 degrees 15 minutes 26 seconds West, and along said Highway 30 right of way line, a distance of 928.47 feet; thence South 01 degrees 15 minutes 59 seconds East and leaving said right of way line, a distance of 1129.72 feet to the point of beginning.

Also and including a 60-foot wide ingress/egress and utility easement, as recorded in Instrument #20170330000107250, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 2018 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Right of way to Shelby County in Deed Book 224, Page 829, recorded in Probate Office of Shelby County, Alabama.

4. Permit to Alabama Power Company recorded in Deed Book 126, Page 126 and 127, and Deed Book 233, Page 132, recorded in Probate Office of Shelby County, Alabama.

5. Restriction that 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 ten acres on the property.

6. Restriction that 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.

7. Restriction that there may be further division of lands described into parcels of not less than ten (10) acres subject to the City of Columbiana's approval.

8. Restriction that 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.

9. Restriction that the main residence shall have at least one thousand eight hundred (1,800) square feet of heated area, exclusive of porches, carports, basements and decks or terraces. At least one thousand five hundred (1,500) square feet of heated area must be on the main level. A guest residence shall be allowed containing lesser square footage as long as it is constructed in the style and character of the main residence.

TO HAVE AND TO HOLD unto the said REBECCA S. MIMS, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of October, 2017.



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

Given under my hand and official seal this 9 day of October, 2017.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**RICHARD PEARLBERG**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 31, 2020


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 30<sup>th</sup> day of October, 2017.

K. M. Foster  
Notary Public

My Commission Expires: 1-7-19

  
20171031000393260 5/6 \$248.00  
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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

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

Grantee's Name Rebecca S. Mims  
Mailing Address 1611 West Tennessee Avenue  
Midland, Texas 79701

Property Address 0 Highway 30  
Columbiana, Alabama 35051

Date of Sale October 6, 2017

Total Purchase Price \$ 217,858.00

or

Actual Value \$

or

Assessor's Market Value \$

OCT 27 2017

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 Oct. 23, 2017

Suttle Revocable Trust, dated 1/15/2000

\_\_\_ Unattested

Ch Vanthorn  
(verified by)

John Lloyd Suttle  
John Lloyd Suttle, Trustee

James W. Suttle  
James W. Suttle, Trustee

Kevin M. Foster  
(verified by)

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