

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)


20171031000393270 1/4 \$51.50
Shelby Cnty Judge of Probate, AL
10/31/2017 10:51:44 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWENTY-SEVEN THOUSAND TWO HUNDRED THIRTY-TWO AND 00/100 DOLLARS (\$27,232.00) to JOHN LLOYD SUTTLE, a married man, (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, an undivided one-half (1/2) interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

Parcel 2:

Commence 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; thence North 89 degrees 29 minutes 00 seconds East, a distance of 446.00 feet to the point of beginning; thence continue along the last described course, a distance of 197.04 feet; thence North 00 degrees 31 minutes 00 seconds West, a distance of 207.95 feet to the approximate centerline of a ditch, all further calls will be along said centerline of ditch until otherwise noted; thence North 55 degrees 11 minutes 34 seconds East, a distance of 197.30 feet; thence North 55 degrees 33 minutes 13 seconds East, a distance of 381.90 feet; thence North 56 degrees 55 minutes 22 seconds East, a distance of 148.51 feet; thence North 65 degrees 15 minutes 02 seconds East, a distance of 53.13

Shelby County, AL 10/31/2017
State of Alabama
Deed Tax: \$27.50

feet; thence North 50 degrees 09 minutes 51 seconds East, a distance of 40.94 feet; thence South 89 degrees 29 minutes 00 seconds West and leaving said approximate centerline of ditch, a distance of 890.84 feet; thence South 01 degrees 15 minutes 59 seconds East, a distance of 660.00 feet to the point of beginning.

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.

The above described property does not constitute any part of the homestead of the Grantor, John Lloyd Suttle, or his spouse.

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

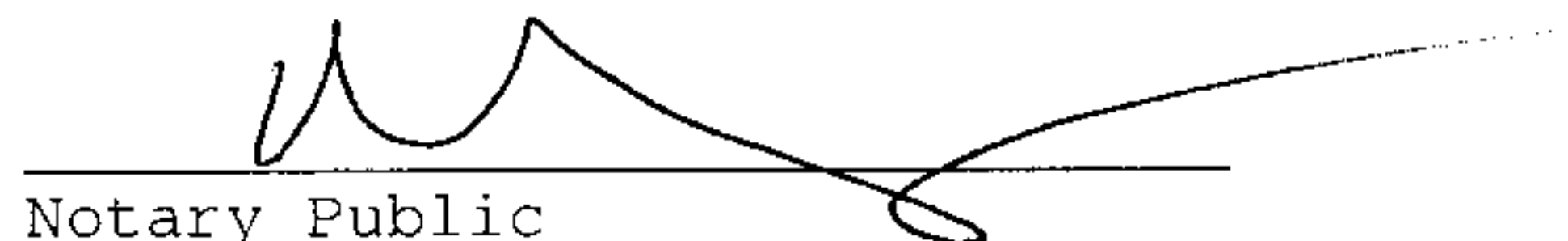
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9 day of October, 2017.


John Lloyd Suttle

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, a married man, 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, he executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: _____


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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 John Lloyd Suttle
Mailing Address 78 Beecher Road
Woodbridge, Connecticut 06525

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 \$ 27,232.00

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 Oct. 9, 2017

Print John Lloyd Suttle

☐ Unattested

Kimberly Foster
(verified by)

Sign

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

Form RT-1

eForms



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