


THIS INSTRUMENT WAS PREPARED BY:
MEGAN MILLER YATES
ATTORNEY AT LAW
LINEVILLE, ALABAMA 36266

STATE OF ALABAMA
SHELBY COUNTY


20171101000396030 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
11/01/2017 12:16:53 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged

RONALD C. SUDDUTH and spouse, PATTYE SUDDUTH
and
AMANDA NICOLE SUDDUTH, an unmarried woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

AMANDA NICOLE SUDDUTH, an unmarried woman
127 Stratford Circle
Pelham, AL 35124

(herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to wit:

LOT 75, ACCORDING TO THE SURVEY OF STRATFORD PLACE, PHASE 5, AS RECORDED IN MAP BOOK 15, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TITLE WORK WAS NOT PERFORMED OR REQUESTED AND IT IS AGREED THAT THE LIABILITY ON THE PART OF THE PREPARER IS LIMITED TO THE COST OF THE PREPARATION OF THIS INSTRUMENT, TO WIT: \$100.00. LEGAL DESCRIPTION PROVIDED BY GRANTORS.

THIS CONVEYANCE is made subject to taxes for the current year and all restrictions, reservations, easements, and rights-of-way of record affecting title to the above described property.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to her heirs and assigns forever; together with every contingent remainder and right of reversion.

Shelby County, AL 11/01/2017
State of Alabama
Deed Tax: \$89.00

AND GRANTORS do for themselves and for their heirs, executors and administrators, covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above; that GRANTORS will and their heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have caused this deed to be executed and sealed on this the ____ day of August, 2017.

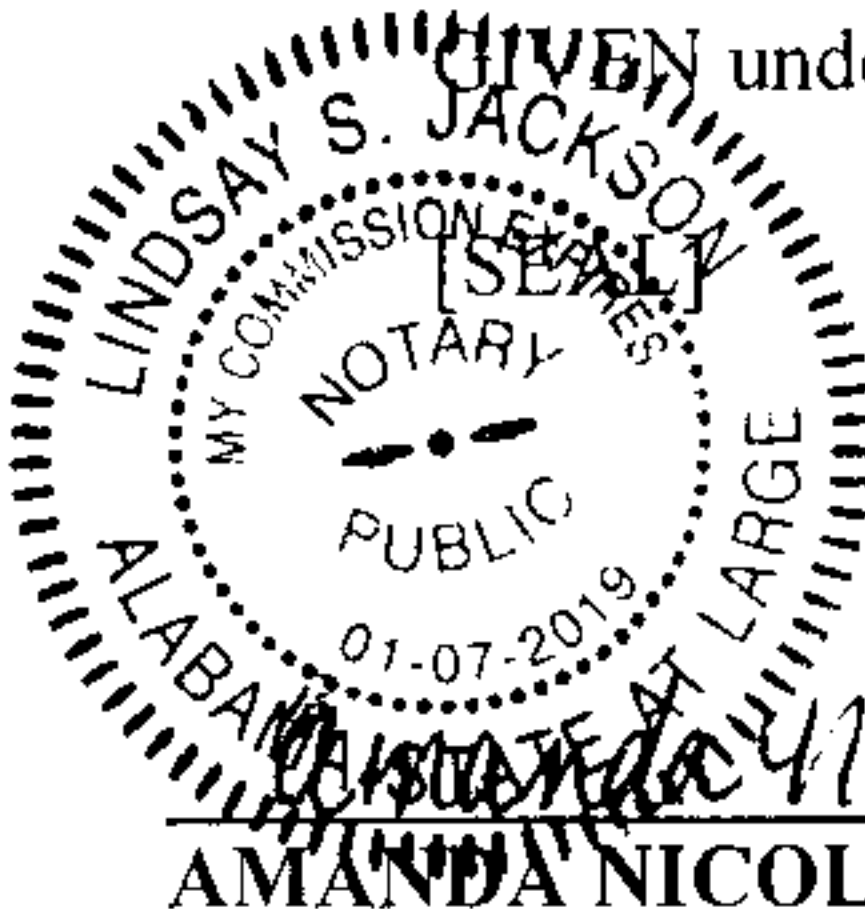
Ronald C. Sudduth
RONALD C. SUDDUTH

Patty Sudduth
PATTYE SUDDUTH

STATE OF ALABAMA
CLAY COUNTY

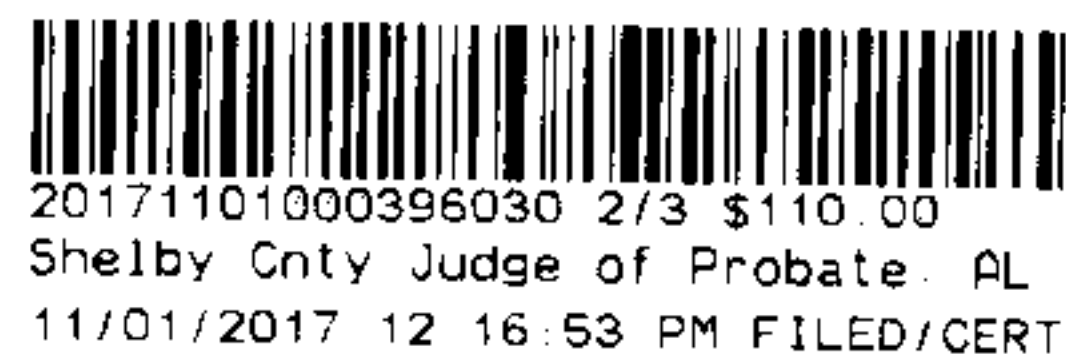
I, Lindsay S. Jackson, a notary public, in and for said County in said State, do hereby certify that **RONALD C. SUDDUTH and spouse, PATTYE SUDDUTH**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 10th day of August, 2017.



Lindsay S. Jackson
NOTARY PUBLIC

Amanda Nicole Sudduth
AMANDA NICOLE SUDDUTH



STATE OF ALABAMA
Shelby COUNTY

I, David B. Smith, a notary public, in and for said County in said State, do hereby certify that **AMANDA NICOLE SUDDUTH**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 7 day of August, 2017.

[SEAL]

Commission expires
9/21/20

David B. Smith
NOTARY PUBLIC

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RONALD C. SUDDUTH
PATTYE SUDDUTH &
AMANDA NICOLE SUDDUTH

Mailing Address P.O. BOX 54
LINEVILLE, AL 36266

Property Address Shelby County, AL

Grantee's Name AMANDA NICOLE SUDDUTH

Mailing Address 127 STRATFORD CIRCLE
PELHAM, AL 35124

Date of Sale 8-1-17

Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$ 177,700.48,850.00

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 Parcel #11 7 36 3 000 029.173
☒ Tax Office

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 form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/1/17

☒ Unattested
(verified by) [Signature]

Print Ronald C. Sudduth

Sign Ronald C. Sudduth
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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