

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James W. Suttle

1824 Hwy 30
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTEEN THOUSAND SIX HUNDRED FORTY FIVE DOLLARS AND ZERO CENTS (\$15,645.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Dawn F. Suttle Forkner, as personal representative of the Estate of F. Allan Suttle, deceased, and as Trustee of The Suttle Family Trust, dated June 19, 1990* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *James W. Suttle* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*An Undivided 1/2 interest in and to the following described property
See attached Exhibit A for Legal Description.*

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 201.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of December, 2017.

Dawn F. Suttle Forkner
Dawn F. Suttle Forkner, as personal representative
of the Estate of F. Allan Suttle, deceased, and as
Trustee of The Suttle Family Trust,
dated June 19, 1990

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF Los Angeles

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Dawn F. Suttle Forkner, as Personal Representative of the Estate of F. Allan Suttle, deceased, and as Trustee of The Suttle Family Trust, dated June 19, 1990*, 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 day the same bears date.

Given under my hand and official seal this 5 day of December 2017.



Lauren Francis
Notary Public
My Commission Expires: 12/22/2019

Shelby County, AL 12/13/2017
State of Alabama
Deed Tax: \$16.00

20171213000444500 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/13/2017 12:08:59 PM FILED/CERT


EXHIBIT A – LEGAL DESCRIPTION

PARCEL I:

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 643.04 feet to the POINT OF BEGINNING; 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 feet; thence North 50 degrees 09 minutes 51 seconds East, a distance of 47.28 feet; thence North 12 degrees 52 minutes 22 seconds East, a distance of 9.25 feet; thence South 01 degree 30 minutes 40 seconds East and leaving said approximate centerline of ditch, a distance of 673.64 feet; thence South 89 degrees 31 minutes 49 seconds West, a distance of 703.90 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING a 60' wide ingress/egress and utility easement, lying 30' either side of and parallel to the following described centerline: 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 89 degrees 29 minutes 00 seconds East, a distance of 643.04 feet; thence North 89 degrees 31 minutes 49 seconds East, a distance of 342.58 feet; thence South 00 degrees 21 minutes 30 seconds West, a distance of 594.66 feet; thence South 52 degrees 02 minutes 57 seconds East, a distance of 285.49 feet; thence South 84 degrees 04 minutes 16 seconds East, a distance of 277.17 feet; thence North 42 degrees 27 minutes 42 seconds East, a distance of 984.69 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 20 degrees 39 minutes 07 seconds West, a distance of 239.70 feet to a curve to the left having a radius of 200.00, a central angle of 20 degrees 52 minutes 42 seconds and subtended by a chord which bears North 31 degrees 05 minutes 27 seconds West and a chord distance of 72.48 feet; thence along the arc of said curve, a distance of 72.86 feet; thence North 41 degrees 31 minutes 48 seconds West, a distance of 373.85 feet to the centerline of an existing 60' easement, as recorded in Inst. No. 20170330000107250, in the Office of the Judge of Probate of Shelby County, Alabama, and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING a 60' wide ingress/egress and utility easement as recorded in Inst. No. 20170330000107250, in the Office of the Judge of Probate of Shelby County, Alabama.


20171213000444500 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/13/2017 12:08:59 PM FILED/CERT

Grantor's Name Dawn E. Suttle, as
Mailing Address Personal Representative
of E. Allen Suttle Estate

Grantee's Name James Suttle
Mailing Address 1824 Hwy 30
Columbiana, AL 35051

Property Address Hwy 30
Columbiana, AL 35051

Date of Sale December 5, 2017
Total Purchase Price \$ 15,645.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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).

ate _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

