

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

Shelby County, AL 12/13/2017
State of Alabama
Deed Tax: \$81.50

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY ONE THOUSAND ONE HUNDRED SIXTY SIX DOLLARS AND ZERO CENTS (\$81,166.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *John Lloyd Suttle and James W. Suttle as Trustees of the Suttle Revocable Trust, dated January 15, 2000* (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:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
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 8th day of Dec, 2017.

Suttle Revocable Trust, dated January 15, 2000

John Lloyd Suttle
John Lloyd Suttle, Trustee

x James W. Suttle
James W. Suttle, Trustee

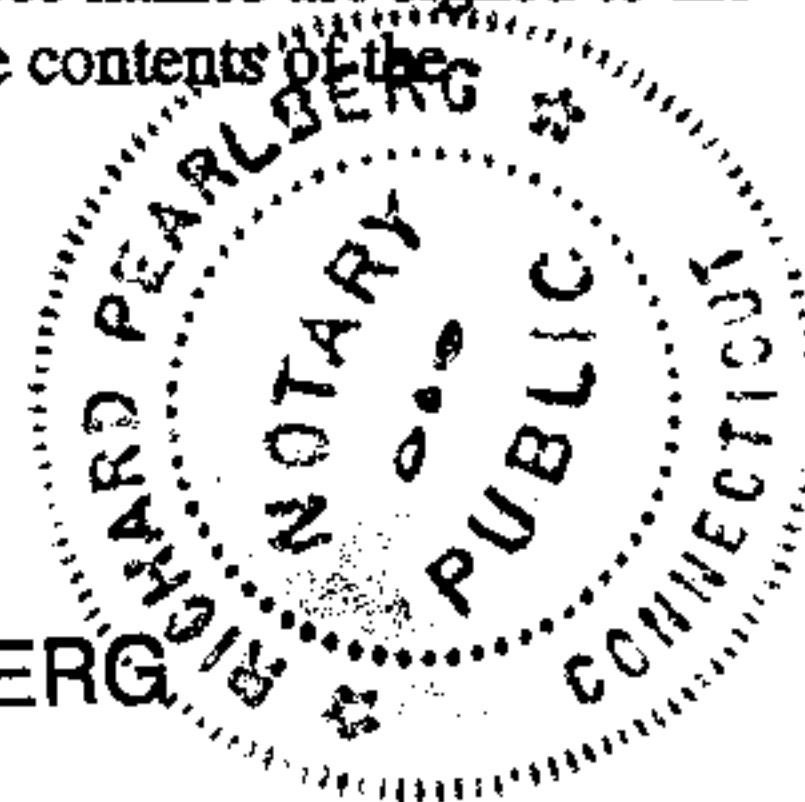
STATE OF Connecticut
COUNTY OF New Haven

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *John Lloyd Suttle and James W. Suttle as Trustees of the Suttle Revocable Trust, dated January 15, 2000*, whose names are 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, they executed the same voluntarily on the day the same bears date.

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

Richard Pearlberg
Notary Public
My Commission Expires:

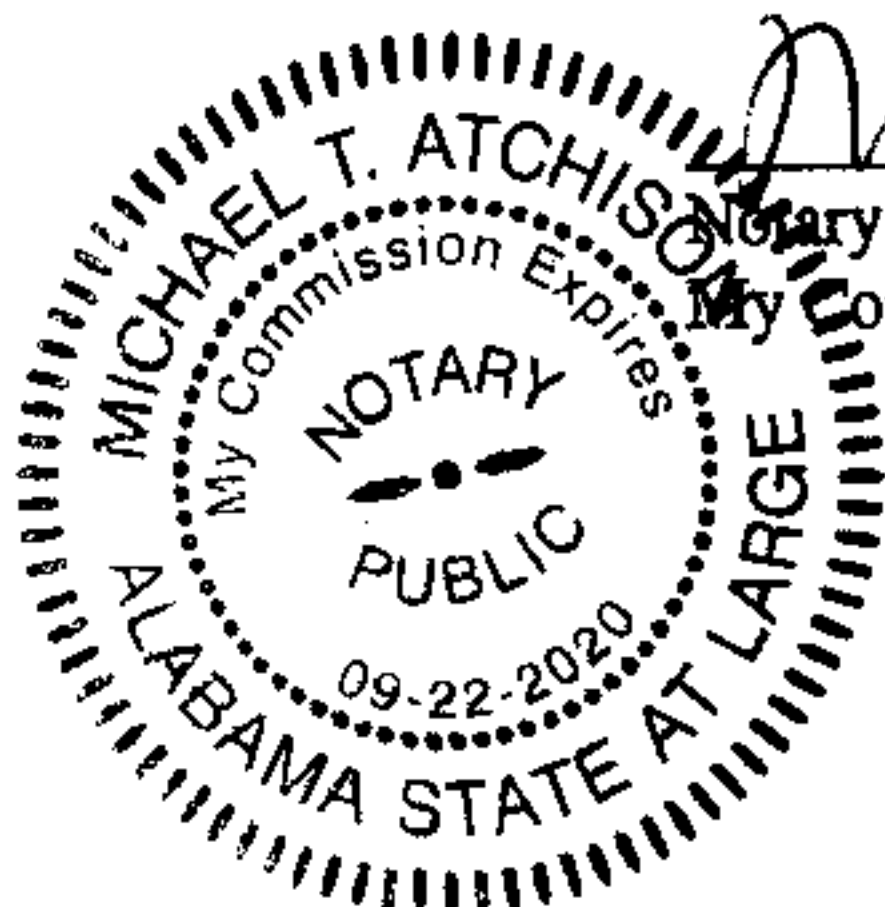
RICHARD PEARLBERG
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 2020



STATE OF AL
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *John Lloyd Suttle and James W. Suttle as Trustees of the Suttle Revocable Trust, dated January 15, 2000*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of Dec, 2017.




Mike T. Atchison
Notary Public
My Commission Expires:

20171213000444510 1/3 \$102.50
Shelby Cnty Judge of Probate, AL
12/13/2017 12:09:00 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

PARCEL II:

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; thence North 89 degrees 31 minutes 49 seconds East, a distance of 342.58 feet to the POINT OF BEGINNING; 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; thence North 14 degrees 43 minutes 56 seconds East, a distance of 338.41 feet; thence North 59 degrees 04 minutes 54 seconds West, a distance of 582.02 feet; thence North 76 degrees 07 minutes 19 seconds West, a distance of 51.46 feet to the centerline of a road and an existing 60' ingress/egress and utility easement, as recorded in Inst. No. 20170330000107250, in the Office of the Judge of Probate of Shelby County, Alabama, all further calls will be along said centerline until otherwise noted, said point also being the beginning of a non-tangent curve to the left, having a radius of 570.00, a central angle of 16 degrees 15 minutes 58 seconds and subtended by a chord which bears North 66 degrees 16 minutes 42 seconds West, and a chord distance of 161.28 feet; thence along the arc of said curve, a distance of 161.82 feet; thence North 74 degrees 24 minutes 41 seconds West, a distance of 155.78 feet; thence North 63 degrees 42 minutes 30 seconds West, a distance of 67.82 feet to the approximate centerline of a ditch; thence leaving said centerline of easement and along said centerline of ditch, South 12 degrees 52 minutes 22 seconds West, a distance of 23.03 feet; thence South 01 degree 30 minutes 40 seconds East and leaving approximate centerline of ditch, a distance of 673.64 feet; thence South 89 degrees 31 minutes 49 seconds West, a distance of 361.31 feet to the POINT OF BEGINNING.


20171213000444510 2/3 \$102.50
Shelby Cnty Judge of Probate, AL
12/13/2017 12:09:00 PM FILED/CERT

Grantor's Name John L. Suttle, Trustee
Mailing Address James W Suttle, Trustee

Grantee's Name JAMES W Suttle
Mailing Address 1824 Hwy 30
Columbiana, AL 35057

Property Address Hwy 30
Columbiana, AL 35057

Date of Sale December 8, 2017
Total Purchase Price \$ 81,166.00
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).

Date

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171213000444510 3/3 \$102.50
Shelby Cnty Judge of Probate: AL
12/13/2017 12:09:00 PM FILED/CERT