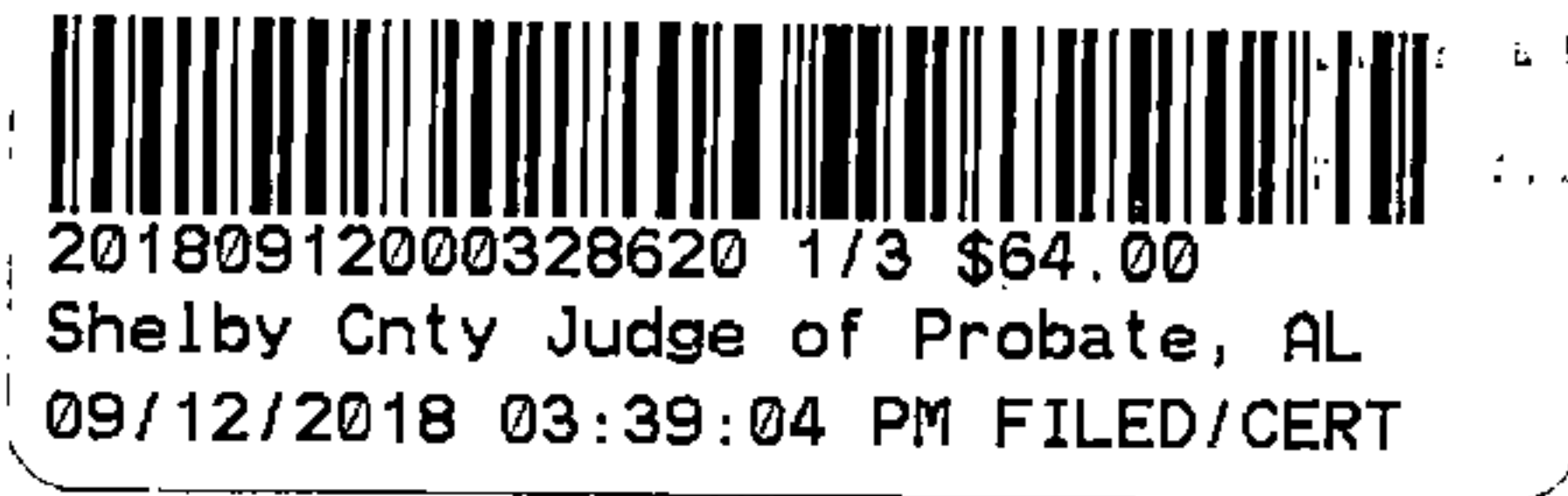


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

Connie L. Hardin
12244 Hwy 47
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY TWO THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$42,800.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chris Rutherford and Kelly Rutherford, husband and wife** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Connie L. Hardin** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

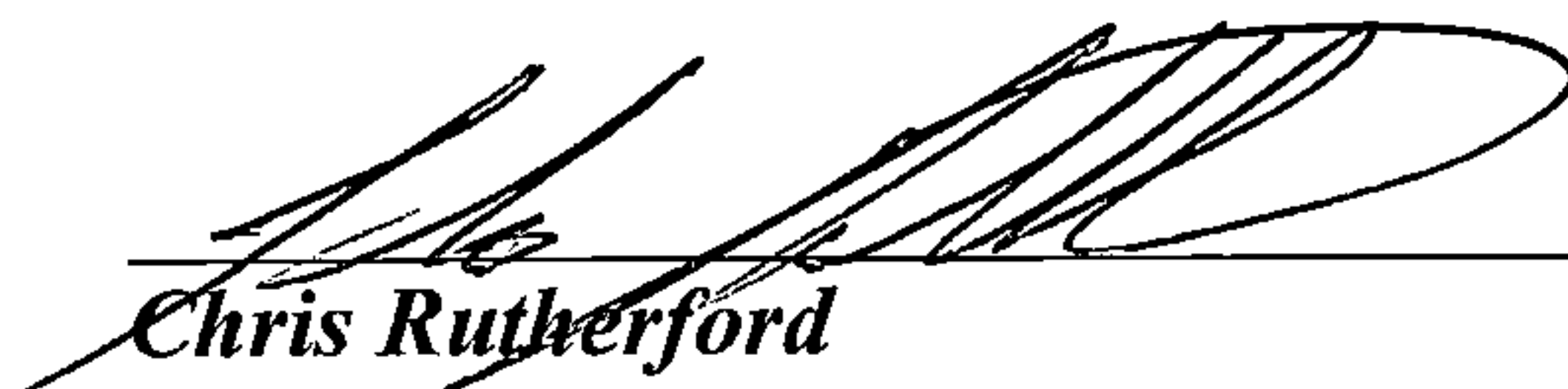
SUBJECT TO:

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 10TH day of SEPT., 2018.


Chris Rutherford

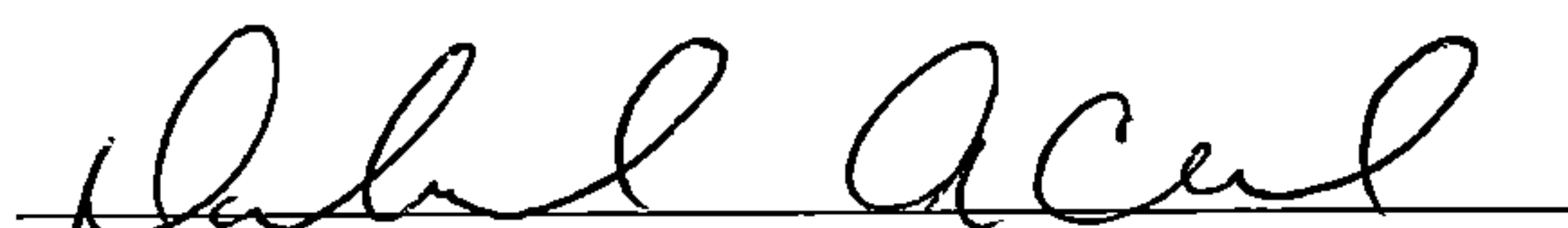

Kelly Rutherford

STATE OF Alabama
COUNTY OF Jefferson

Shelby County, AL 09/12/2018
State of Alabama
Deed Tax: \$43.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Chris Rutherford and Kelly Rutherford**, 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 10TH day of SEPT., 2018.


Notary Public

My Commission Expires:

Deborah A. Clark
Notary Public, Alabama State At Large
My Commission Expires August 19, 2020

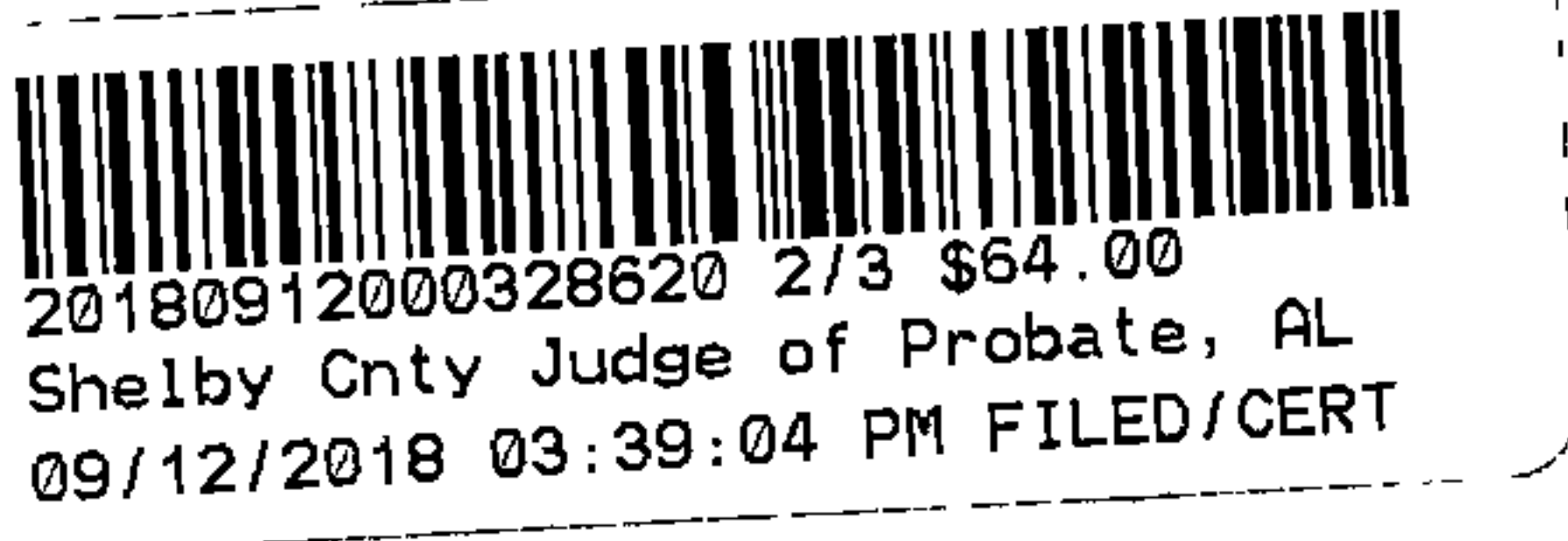


EXHIBIT A—LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN NW ¼ OF THE NW ¼ OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE S 86 DEG. 2 MIN. 0 SEC. EAST A DISTANCE OF 281.89'; THENCE SOUTH 15 DEG. 14 MIN. 56 SEC. WEST A DISTANCE OF 41.90' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST

DESCRIBED COURSE A DISTANCE OF 140.00'; THENCE SOUTH 44 DEG. 51 MIN. 59 SEC. EAST A DISTANCE OF 160.00'; THENCE NORTH 45 DEG. 1 MIN. 56 SEC. EAST A DISTANCE OF 120.00'; THENCE NORTH 44 DEG. 51 MIN. 59 SEC. WEST A DISTANCE OF 230.00' TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS .58 ACRES, MORE OR LESS.

LESS AND EXCEPT: Title to sub-surface rights and minerals underlying captioned lands with mining rights and privileges belonging thereto, as reserved in Deed Book 145, Page 165 and in the Real Record 072, Page 171, in the Probate office, or otherwise existing.

Real Estate Sales Validation Form

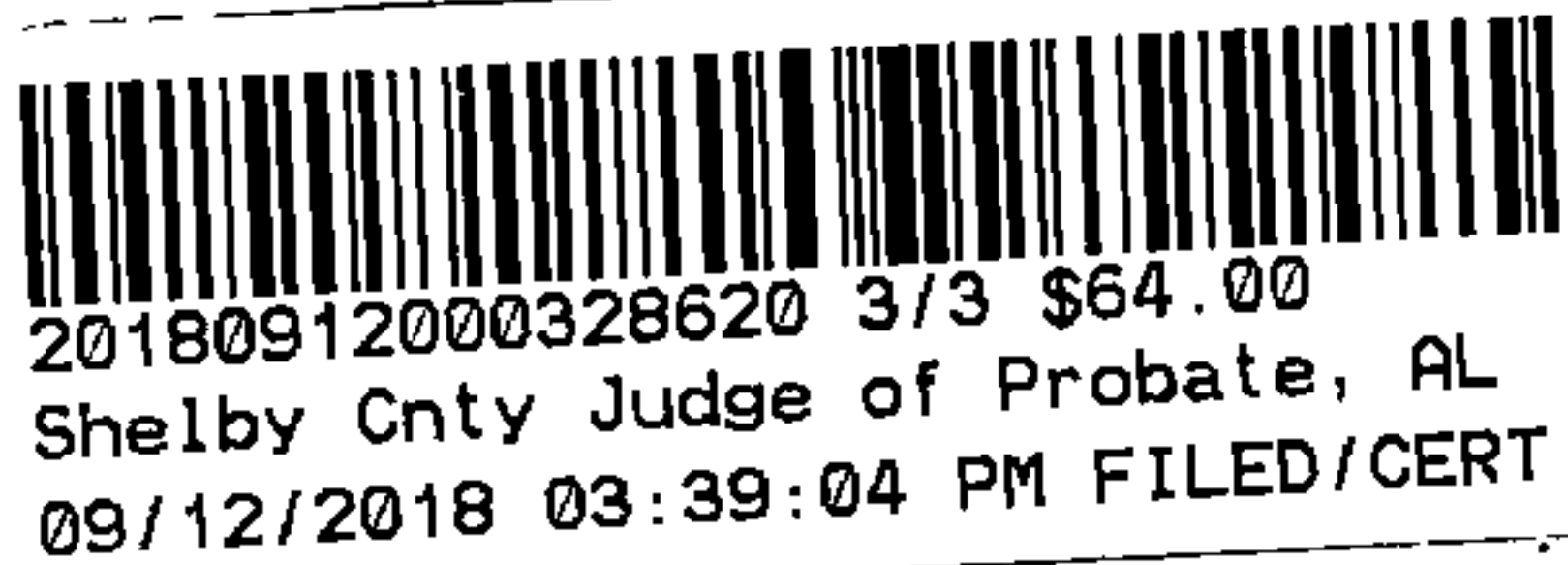
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Chris Rutherford
Mailing Address _____

Grantee's Name Connie Hardin
Mailing Address 12244 Hwy 47
Shelby, AL 35143

Property Address 12244 Hwy 47
Shelby, AL 35143

Date of Sale Sept. 10, 2018
Total Purchase Price \$ 42,800.00



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 _____

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1