

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Christopher E. Sautter and Debbie Sautter
590 Cove Rd
Wilsonville, AL 35186

WARRANTY DEED

20190724000263260

07/24/2019 09:39:32 AM

DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars (\$330,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, The Jerry R. Austin Trust dated 10/08/98 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher E. Sautter and Debbie Sautter (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6, Block 2, according to the survey designated "Parker's Subdivision" a map or plat of which is recorded in Volume 5, Page 27 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$337,095.00 executed and recorded simultaneously herewith.

Judy R. Austin, former Co-Trustee is deceased, having died on or about March 28, 2013.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19 day of July, 2019.

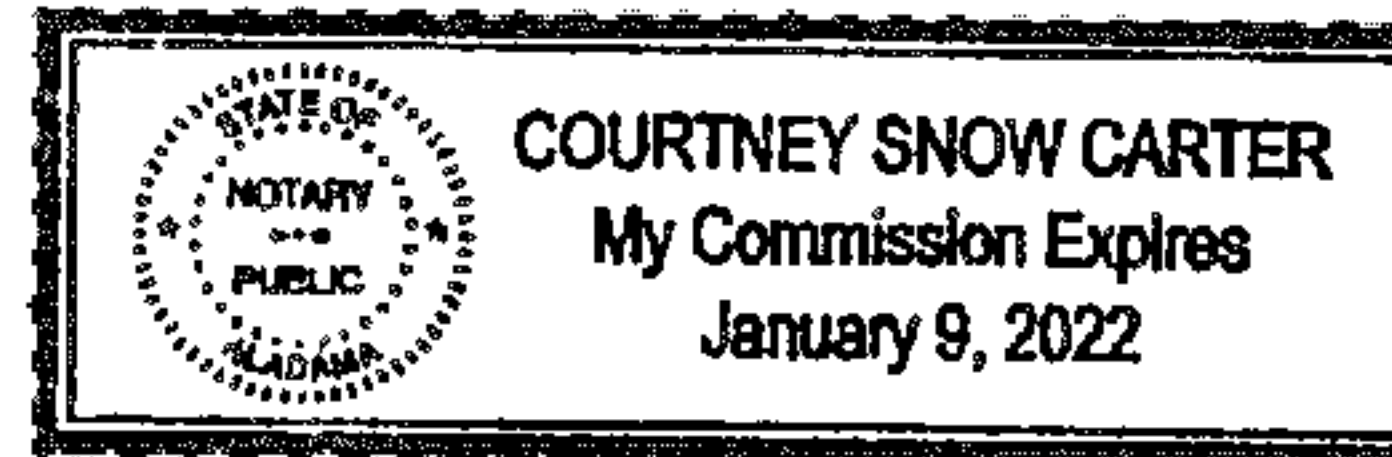
The Jerry R. Austin Trust dated 10/08/98

BY: [Signature]
Jerry Russell Austin
Sole Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Russell Austin whose name as Sole Trustee for the The Jerry R. Austin Trust dated 10/08/98 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/she executed the same voluntarily and in his/her capacity as Sole Trustee on the day the same bears date.

Given under my hand and official seal on 19th day of July, 2019.
[Signature]
Notary Public
My commission expires:



20190724000263260 07/24/2019 09:39:32 AM DEEDS 2/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Jerry R. Austin Trust dated 10/08/98	Grantee's Name	Christopher E. Sautter and Debbie Sautter
Mailing Address	590 Cove Rd Wilsonville, AL 35186	Mailing Address	590 Cove Rd Wilsonville, AL 35186
Property Address	590 Cove Rd Wilsonville, AL 35186	Date of Sale	July 19, 2019
		Total Purchase Price	\$330,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - The Jerry R. Austin Trust dated 10/08/98, 590 Cove Rd, Wilsonville, AL 35186.

Grantee's name and mailing address - Christopher E. Sautter and Debbie Sautter, 590 Cove Rd, Wilsonville, AL 35186.

Property address - 590 Cove Rd, Wilsonville, AL 35186

Date of Sale - July 19, 2019.

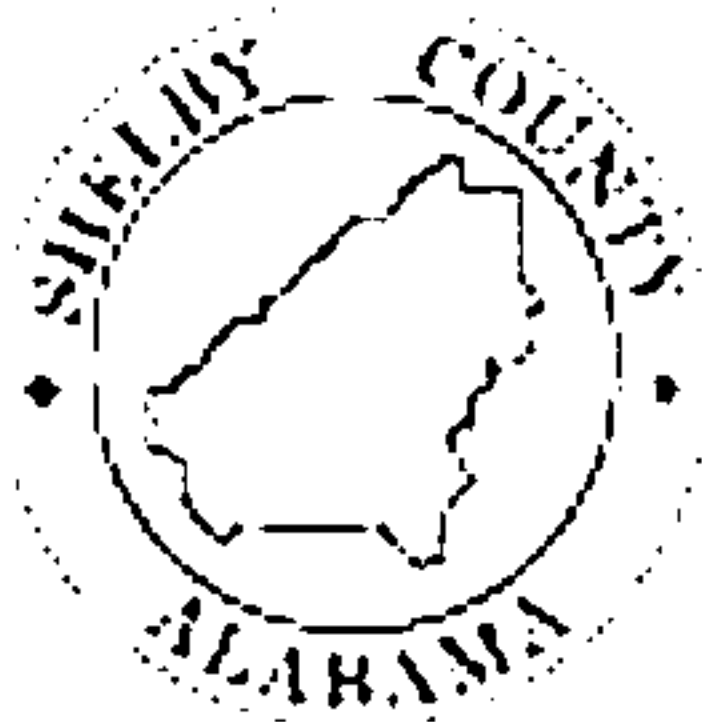
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: July 19, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2019 09:39:32 AM
\$22.00 CHERRY
20190724000263260

Sign Country Carter
Agent

Allen S. Beryl