

Send Tax Notice to:  
Ms. Rebecca S. Mims  
1611 West Tennessee Avenue  
Midland, Texas 79701

This instrument was prepared by:  
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-FOUR AND 00/100 DOLLARS (\$144,774.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **JOHN LLOYD SUTTLE** and **JAMES W. SUTTLE**, as Trustees of the Suttle Revocable Trust (herein referred to as Grantor), do grant, bargain, sell and convey unto **REBECCA S. MIMS** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 2


Begin at the NE Corner of the SW 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01° 50' 18" E, a distance of 1315.92' to the SE Corner of the SW 1/4 of the SE 1/4 of said Section 20; thence S89° 44' 05" W, a distance of 1379.01' to the SW Corner of the SW 1/4 of the SE 1/4 of said Section 20; thence S89° 28' 04" W, a distance of 655.43'; thence N00° 50' 04" W, a distance of 1105.17'; N42° 27' 42" E, a distance of 170.14'; thence S40° 34' 17" E, a distance of 430.34'; thence N89° 32' 37" E, a distance of 569.91'; thence N00° 27' 23" W, a distance of 411.18'; thence N89° 32' 37" E, a distance of 1046.94' to the POINT OF BEGINNING.

According to survey dated November 28, 2017, and updated August 14, 2019, of Rodney Shifflet, Alabama Registration No. 21784.

Subject to:

1. Ad valorem taxes for the year 2019 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Right of way to Shelby County as recorded in Deed Book 224, Page 829, in Probate Office.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 126, Page 126 and 127; and Deed Book 233, Page 132, in Probate Office.

Shelby County, AL 09/05/2019  
State of Alabama  
Deed Tax: \$145.00

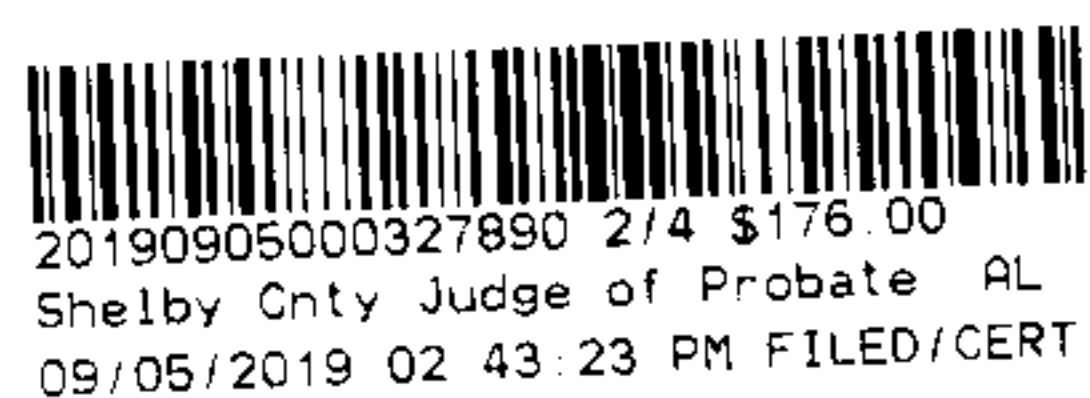
  
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Shelby Cnty Judge of Probate: AL  
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5. Rights of other parties in and to the use of the herein described easement.
6. Road Maintenance Agreement as recorded in Instrument #20170330000107250, in Probate Office.
7. Water line and right of way to the Water Works Board of the Town of Columbiana, as recorded in Instrument #20190729000271020, in Probate Office.
8. Easements as recorded in Instrument #20170330000107250; and Instrument #20190731000274860, in Probate Office.
9. Restriction that the property may be used only for agricultural or single-family residential purposes and there may be no more than one single-family residence per each ten (10) acres on the property.
10. Restriction that no mobile homes, manufactured homes or modular homes are permitted on the property except that such a structure may be used strictly as a temporary residence by the owner only during the period of construction of a permanent residence on the property, not to exceed twelve (12) months from the start of construction.
11. Restriction that there may be further division of lands described into parcels of not less than ten (10) acres subject to the City of Columbiana's approval.
12. Restriction that no junk, garbage, inoperable or abandoned motor vehicles or any other similar thing which is an eyesore or nuisance may be kept on the property.
13. Restriction that the main residence shall have at least one thousand eight hundred (1,800) square feet of heated area, exclusive of porches, carports, basements and decks or terraces. At least one thousand five hundred (1,500) square feet of heated area must be on the main level. A guest residence shall be allowed containing lesser square footage as long as it is constructed in the style and character of the main residence.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28<sup>th</sup> day of August, 2019.



SUTTLE REVOCABLE TRUST

John Lloyd Suttle  
John Lloyd Suttle, Trustee

James W Suttle, Trustee  
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, personally appeared John Lloyd Suttle, whose name as Trustee for the Suttle Revocable Trust, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2019.

HARRIET R. COOPER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 30, 2022

Harriet R Cooper  
Notary Public

My Commission Expires: June 30, 2022

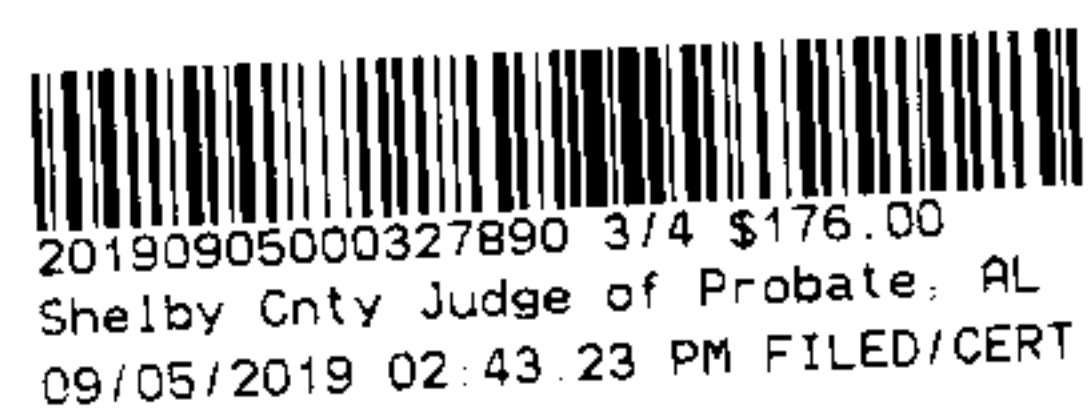
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared James W. Suttle, whose name as Trustee for the Suttle Revocable Trust, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of September, 2019.

Kuni M. Foster  
Notary Public

My Commission Expires: 1-3-23





Real Estate Sales Validation Form

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

Grantor's Name	Suttle Revocable Trust	Grantee's Name	Rebecca S. Mims
Mailing Address	P. O. Box 855	Mailing Address	1611 West Tennessee Avenue
	Columbiana, Alabama 35051		Midland, Texas 79701
Property Address	0 Highway 30	Date of Sale	
	Columbiana, Alabama 35051	Total Purchase Price	\$ 144,774.00
		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

8/27/2019

Unattested

Harriet B. Cooper  
(verified by)

Suttle Revocable Trust

John P. Suttle  
John Lloyd Suttle, Trustee

James W. Suttle, Trustee

(verified by)



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