

This Instrument was Prepared by:

Send Tax Notice To: Leslie Rutledge  
Ronald Rutledge

Mike T. Atchison Attorney at Law  
101 West College Street  
Columbiana, AL 35051

40 Lakewood Circle  
Vandiver AL 35176

File No.: S-21-27262

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty One Thousand Five Hundred Dollars and No Cents (\$31,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ann Drennan**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leslie Rutledge and Ronald Rutledge**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or her spouse if any.

Ann Drennan is the surviving grantee in Inst No. 20121029000415250, Probate Office Shelby County, Alabama. The other grantee, Frank Ehrmantraut, is deceased having died 1-28-21.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of June, 2021.

*Ann Drennan*

Ann Drennan

State of Idaho  
County of Nez Perce

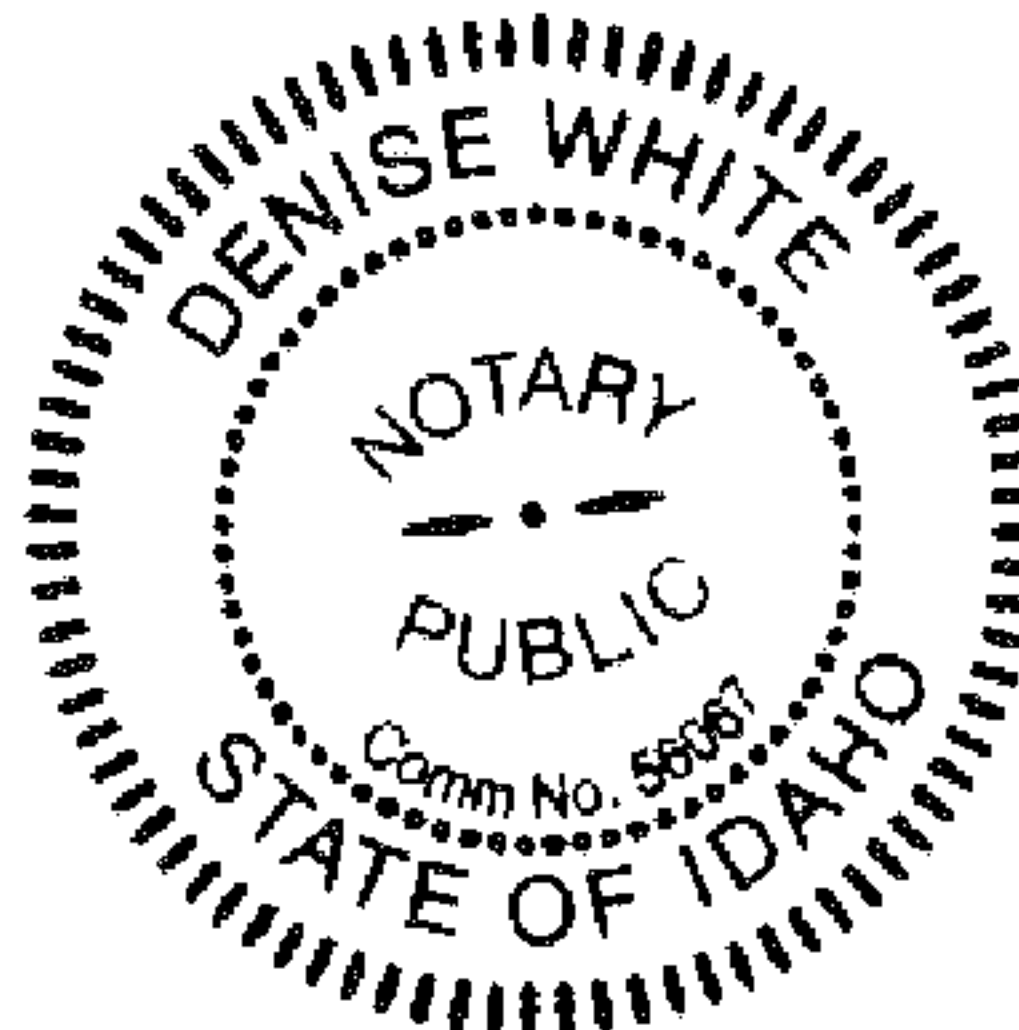
I, Denise White, a Notary Public in and for the said County in said State, hereby certify that Ann Drennan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> May day of ~~June~~ May, 2021.

*Denise White*

Notary Public, State of Idaho

My Commission Expires: 4-4-22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NW corner of the E ½ of the NW ¼ of the SE ¼ of Section 35, Township 20 South, Range 1 West; thence run East along the North line thereof for 455.29 feet to the POINT OF BEGINNING; thence continue East along the North line of said ½ - ¼ - ¼ Section for 210.00 feet to the Northeast corner thereof; thence turn 89° 48' right and run South along the East line of said ½ - ¼ - ¼ Section a distance of 883.4 feet to a point; thence turn 90°12' right and run West 210.00 feet; thence turn 89°48' right and run North 833.4 feet to the point of beginning. LESS AND EXCEPT the following described property, to-wit:

Begin at the NE corner of the E ½ of the NW ¼ of the SE ¼ of Section 35, Township 20 South, Range 1 West; run South 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, a 14-foot easement for access and utilities over the following described property in Section 35, Township 20 South, Range 1 West, Shelby County, Alabama: Commence at the Northwest corner of the East ½ of the Northwest ¼ of the Southeast ¼ of said Section 35; thence run South 89°56'03" East along the North line of said ¼ - ¼ Section for a distance of 455.29 feet to the POINT OF BEGINNING; thence run North 00°00'00" West for a distance of 256.64 feet to the centerline of a gravel drive; thence run North 78°48'55" East along the centerline of said gravel drive for a distance of 14.27 feet; thence run South 00°00'00" East for a distance of 259.39 feet; thence run South 89°56'03" West for a distance of 14.00 feet to the point of beginning.

ALSO, A 14-foot-wide easement for ingress, egress, and utilities over and across the West 14 feet of the following described property, to-wit: Begin at the NE corner of the East ½ of the NW ¼ of the SE ¼ of Section 35, Township 20 South, Range 1 West; thence South 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form**

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

Grantor's Name	Ann Drennan	Grantee's Name	Leslie Rutledge Ronald Rutledge
Mailing Address	<u>513 CRESTLINE CIRCLE CT</u> <u>LEWISTON ID 83501</u>	Mailing Address	<u>40 Lakeview Cir</u> <u>Van Diver AL 35176</u>
Property Address	<u>830 Sumner Drive</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 02, 2021</u>
		Total Purchase Price	<u>\$31,500.00</u>
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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 of 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).

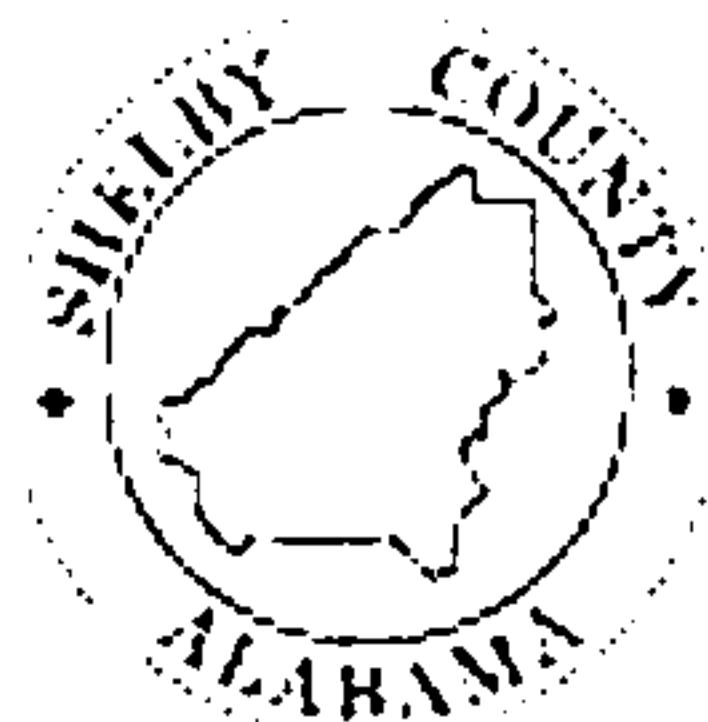
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 25, 2021

Print Ann Drennan

Unattested  
\_\_\_\_\_  
(verified by)

Sign *Ann Drennan*  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2021 11:12:49 AM  
\$59.50 JOANN  
20210603000271930

Form RT-1

*Alvin S. Beal*