

**This instrument prepared by:**  
Michael Galloway  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Farmhouse and Family, LLC  
423 Poplar Ridge  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

20220505000185160  
05/05/2022 01:56:09 PM  
DEEDS 1/3

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of James E Suell, deceased, Shelby County Probate Case No. 2018-0153 and Renee Suell Barnes, a married person and Sheila Suell Helton, a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Farmhouse and Family, LLC, an Alabama limited liability company (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A part of the NW 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NW1/4 of the NE1/4 of Section 31, Township 21 South, Range 2 West, and run South 210.74 feet to the centerline of a Shelby County Road and the Point of the Beginning, thence continue along the last described course 192.24 feet, thence turn 89 deg. 48' right and run West 896.59 feet, thence turn 90 deg. 01' right and run North 324.43 feet to the centerline of said County Road, thence Easterly along said centerline 909.2 feet to the Point of Beginning. Said land situated in 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.

**Lattrelle Suell (the other grantee in deed recorded in Book 271, Page 226) died on or about August 8, 2006.**

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS OR SPOUSES.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19<sup>th</sup> day of April, 20 22.

Estate of James E Suell, deceased

BY: Sheila Suell Helton  
Sheila Suell Helton  
Personal Representative

Renee Suell Barnes  
Renee Suell Barnes

Sheila Suell Helton  
Sheila Suell Helton

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheila Suell Helton whose name as Personal Representative for The Estate of Estate of James E Suell, deceased and Renee Suell Barnes, a married person and Sheila Suell Helton, a married person 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 Personal Representative on the day the same bears date.

Given under my hand and official seal on 19<sup>th</sup> day of April, 20 22.

[Signature]  
Notary Public  
My commission expires:

My Commission Expires:  
July 24, 2023

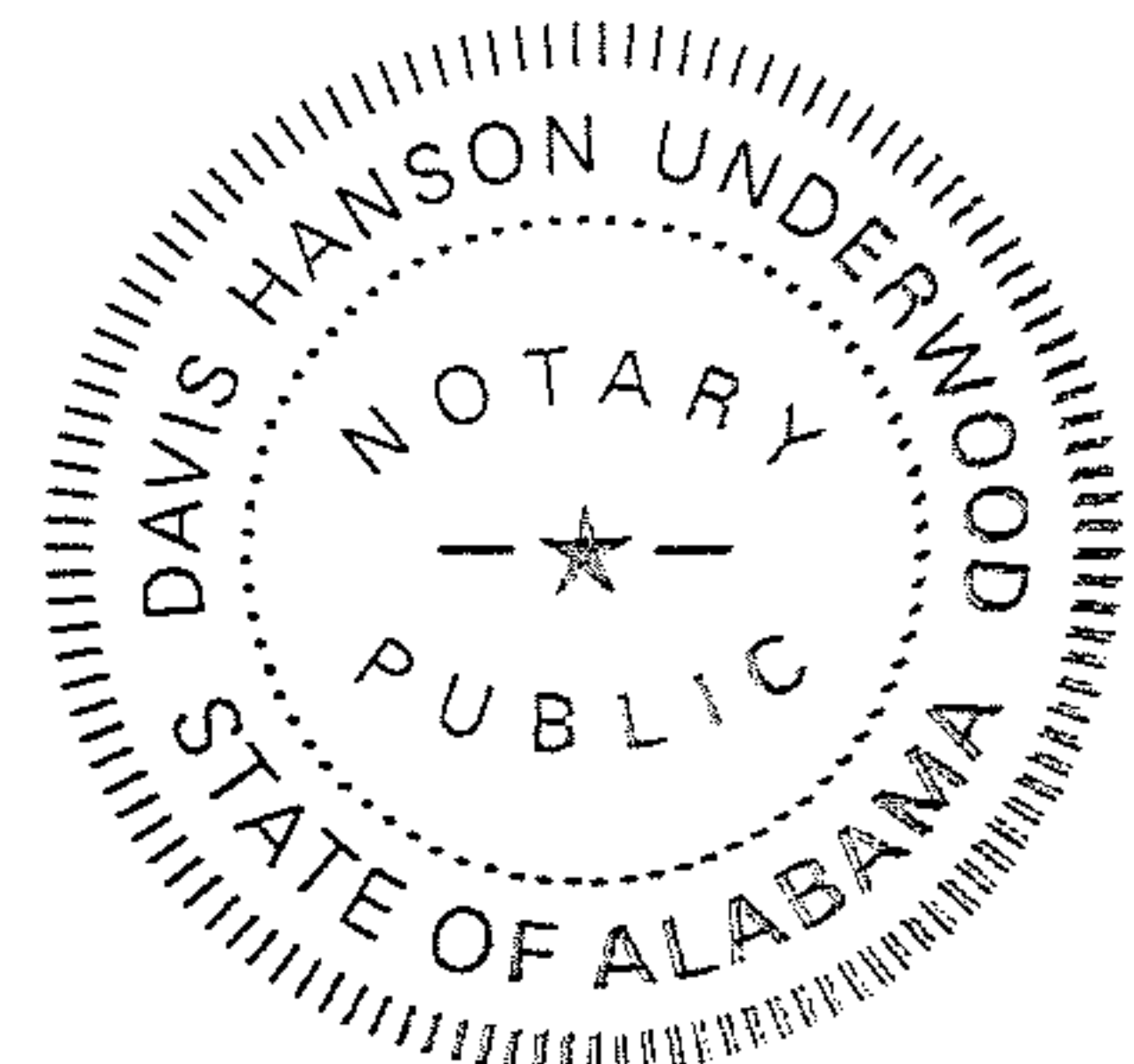
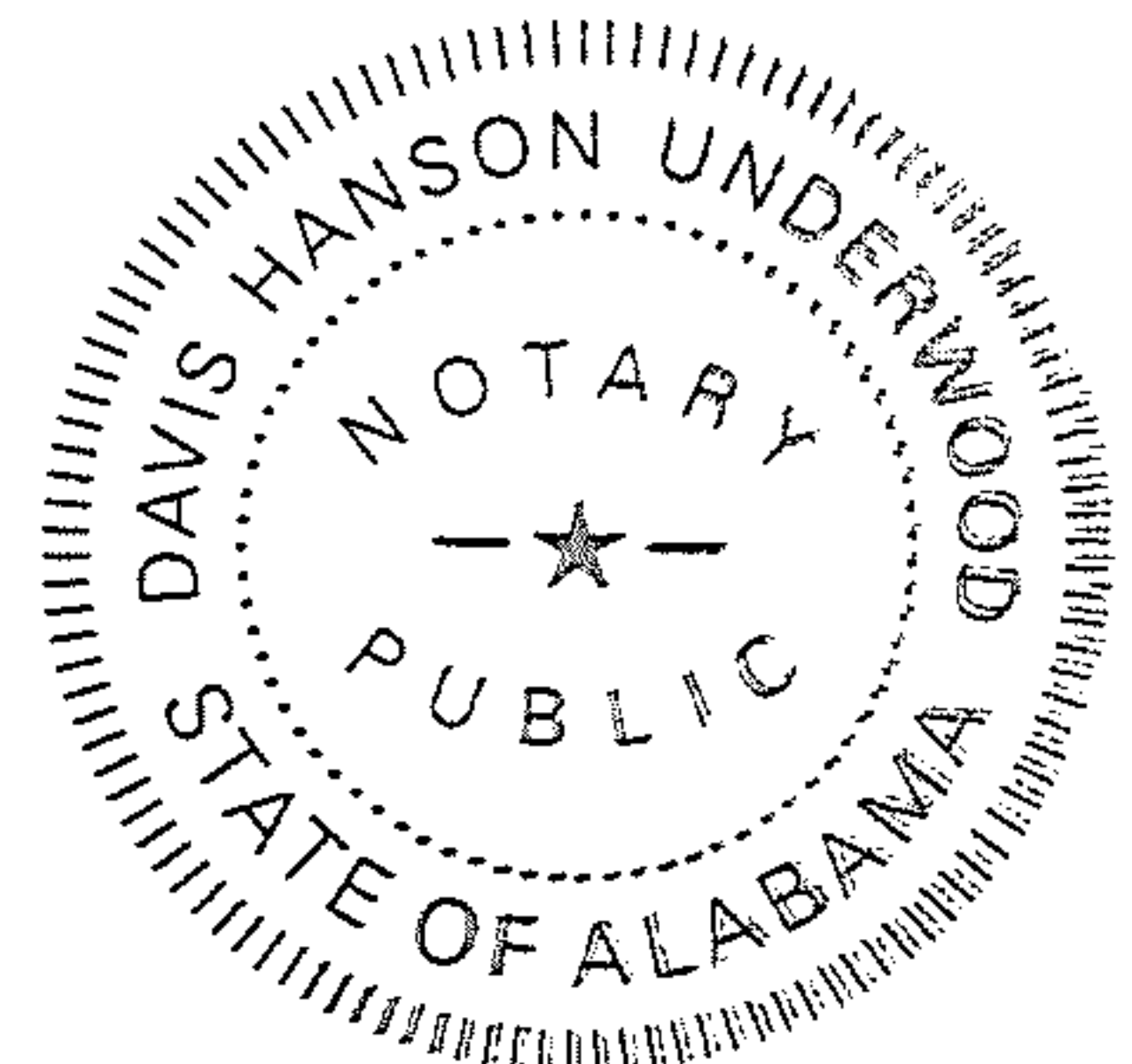
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renee Suell Barnes, and Sheila Suell Helton 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 on this 19<sup>th</sup> day of April, 20 22.

[Signature]  
Notary Public  
My commission expires:

My Commission Expires:  
July 24, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name Estate of James E Suell, deceased, Renee Suell Barnes, and Sheila Suell Helton  
 Grantee's Name Farmhouse and Family, LLC

Mailing Address 2560 E. Ashford Park Drive  
 Foley, AL 36335

Mailing Address 423 Poplar Ridge  
 Alabaster, AL 35007

Property Address Smokey Road  
 Alabaster, AL 35007

Date of Sale April 19, 2022

Total Purchase Price \$285,000.00

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)

☐ 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 - Estate of James E Suell, deceased, Renee Suell Barnes, and Sheila Suell Helton

Grantee's name - Farmhouse and Family, LLC

Property address - Smokey Road, Alabaster, AL 35007

Date of Sale - April 19, 2022.

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.

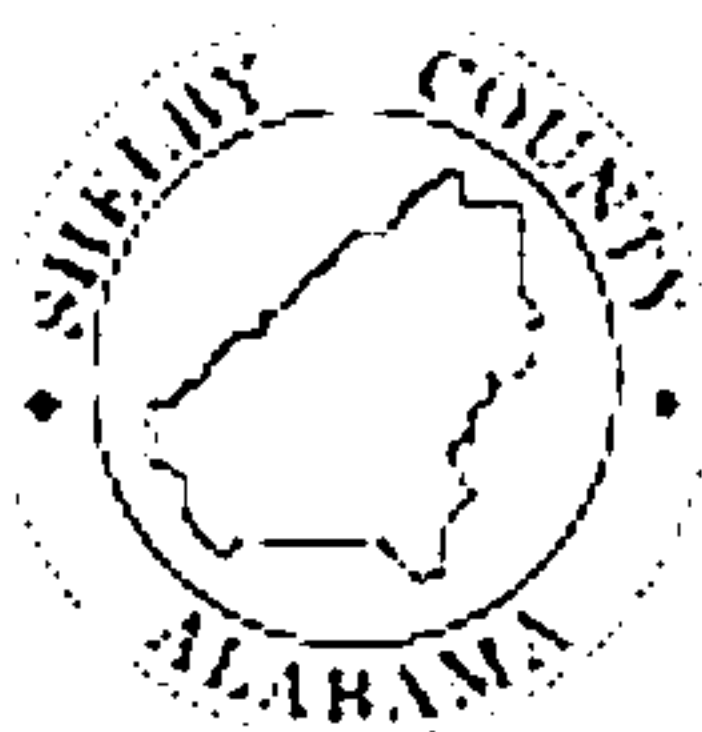
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 19, 2022

Sign

Agent



**Filed and Recorded**

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**05/05/2022 01:56:09 PM**

**\$315.00 JOANN**

**20220505000185160**

*Allen S. Bayl*