

Send Tax Notice to:
Ms. Beth Suzanne Hutchison
P. O. Box 226
Maylene, Alabama 35114

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD & GRAHAM
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 and 00/100 Dollar (\$1.00), and good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **SANDRA GAIL WALKER**, an unmarried woman, and **BETH SUZANNE HUTCHISON**, a married woman (herein referred to as Grantors), do grant, bargain, sell and convey unto **BETH SUZANNE HUTCHISON** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 8, T. S. 21S, R3W, Shelby County, Alabama, and run thence S 88° -13' -13" E along the North line of said 1/4-1/4 a distance of 168.52' to the point of beginning of the property, Parcel No. 3, being described, thence continue along last described course a distance of 657.80' to a point, thence run S 1° -12' -10" W a distance of 1,026.82' to a point on the Northerly right of way line of Shelby County Road No. 270, thence run N 57° -00' -30" W along said right of way line a distance of 145.59' to the P. C. of a road curve to the left having a central angle of 29° -54' -45" and a radius of 410.00, thence run Northwesterly along the arc of a said right of way curve an arc distance of 214.05' to the P. T. of said curve, thence run N 86° -55' -18" W along same right of way line a distance of 111.56' to the P. C. of a curve to the right having a central angle of 1° -58' -00" and a radius of 630.0', thence continue along the arc of said right of way curve an arc distance of 21.62' to a point, thence run N 1° -04' -20" E a distance of 194.66' to a point, thence run N 88° -16' -01" W a distance of 186.34' to a point, thence run N 1° -04' -20" E a distance of 694.26' to the point of beginning, containing 12.76 acres and subject to all agreements of probated record.

Subject to easements, restrictions and rights-of-way of record.

Less and except property heretofore conveyed to Grantee by deed recorded as Instrument No. 2021204000604910 with the Shelby County Judge of Probate on December 4, 2002.

W. C. Brantley, a/k/a William Clark Brantley, the father of the Grantors, died on

or about June 5, 1997, while married to the Grantors' mother, Billie S. Brantley, a/k/a Billie Sue Smith Brantley, who died an unmarried woman on or about January 12, 2024. The Grantors are the only living children of the above said W. C. Brantley, a/k/a William Clark Brantley, and/or Billie S. Brantley, a/k/a Billie Sue Smith Brantley. The only other child of W. C. Brantley, a/k/a William Clark Brantley, and/or Billie S. Brantley, a/k/a Billie Sue Smith Brantley, was William Clark Brantley, Jr., who died on or about October 2017, and was never married, and did not have any children.

The above described property does not constitute any part of the homestead of the Grantor Beth Suzanne Hutchison or her spouse.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of April, 2024.

Sandra Gail Walker (SEAL)
Sandra Gail Walker

Beth Suzanne Hutchison (SEAL)
Beth Suzanne Hutchison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Sandra Gail Walker, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2024.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240424000119670 3/4 \$142.50
Shelby Cnty Judge of Probate, AL
04/24/2024 03:02:08 PM FILED/CERT

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Beth Suzanne Hutchison, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2024.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name Sandra Gail Walker
Mailing Address Beth Suzanne Hutchison
112 Highway 260
Maylene, Alabama 35114

Grantee's Name Beth Suzanne Hutchison
Mailing Address P. O. Box 226
Maylene, Alabama 35114

Property Address 112 Highway 260
Maylene, Alabama 35114

Date of Sale _____
Total Purchase Price \$ _____

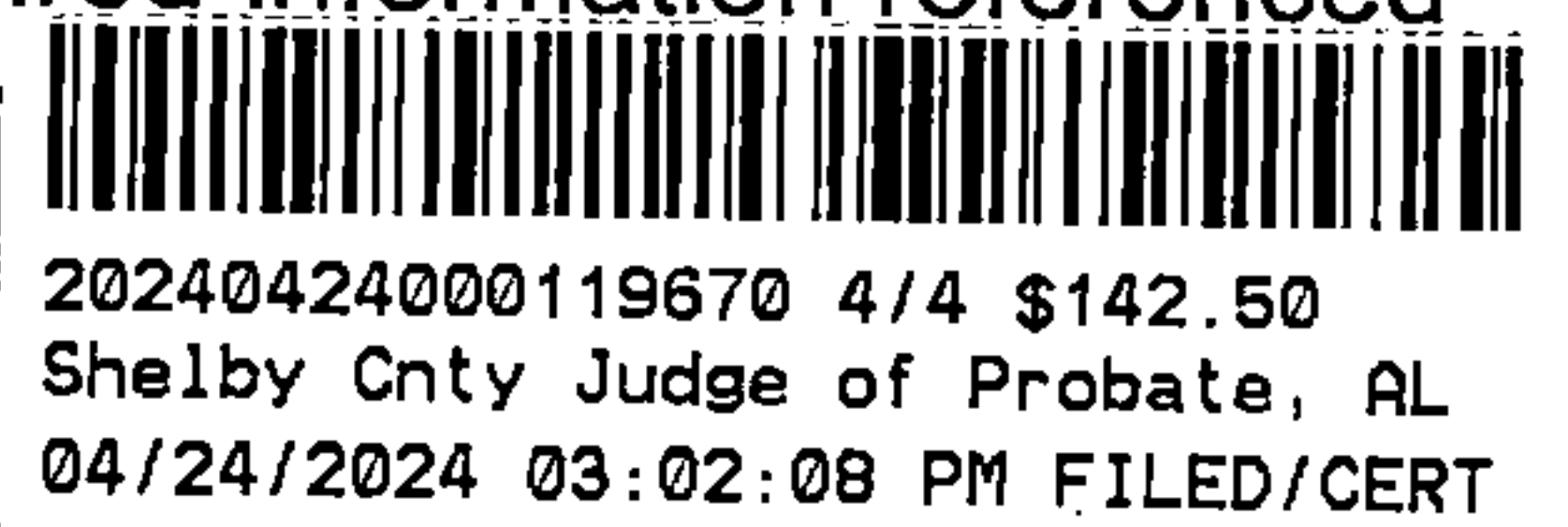
or
Actual Value \$ _____

or
Assessor's Market Value \$ 222,310.00 x 1/2 = \$111,155.00

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 Property Tax Commissioner
☐ 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 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 4-24-2024

Print Beth Suzanne Hutchison

☐ Unattested Kim M. Foster
(verified by)

Sign Beth Suzanne Hutchison
(Grantor/Grantee/Owner/Agent) circle one