

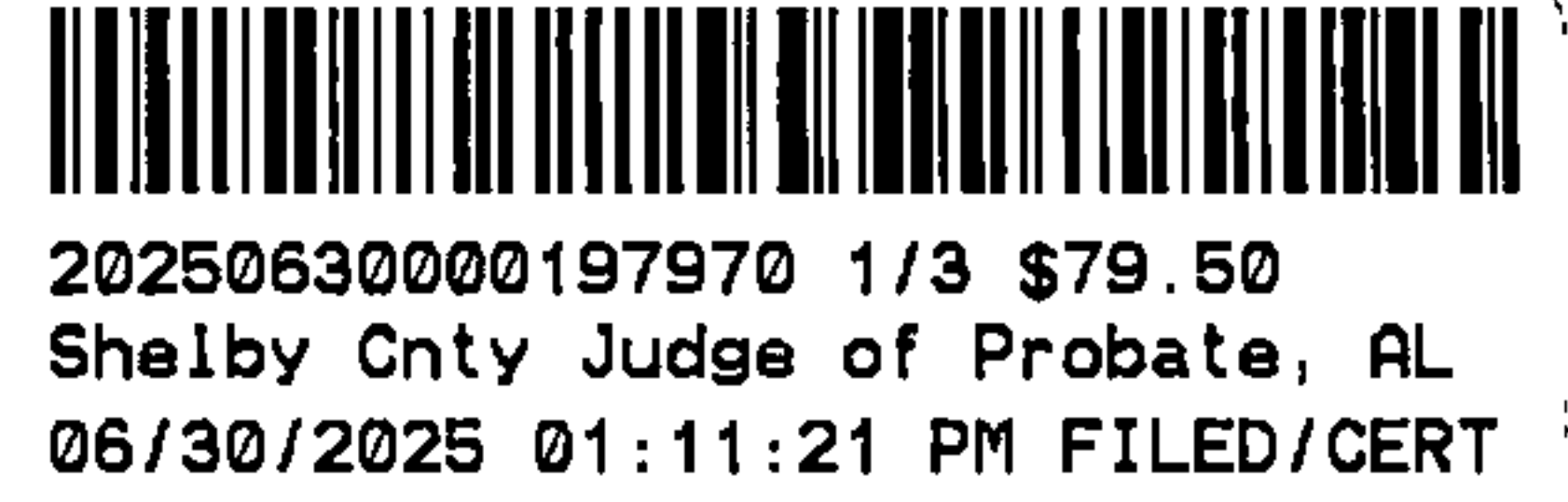
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Savannah K. Whitfield

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FITY ONE THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS (\$51,200.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gary E. Dutton and Gail K. Dutton , husband and wife** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Savannah K. Whitfield** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

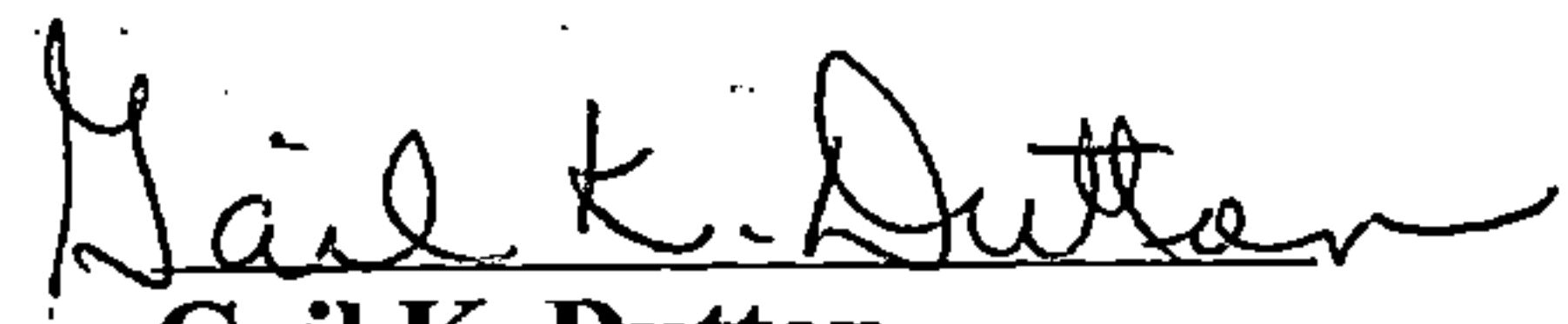
1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of June 2025.

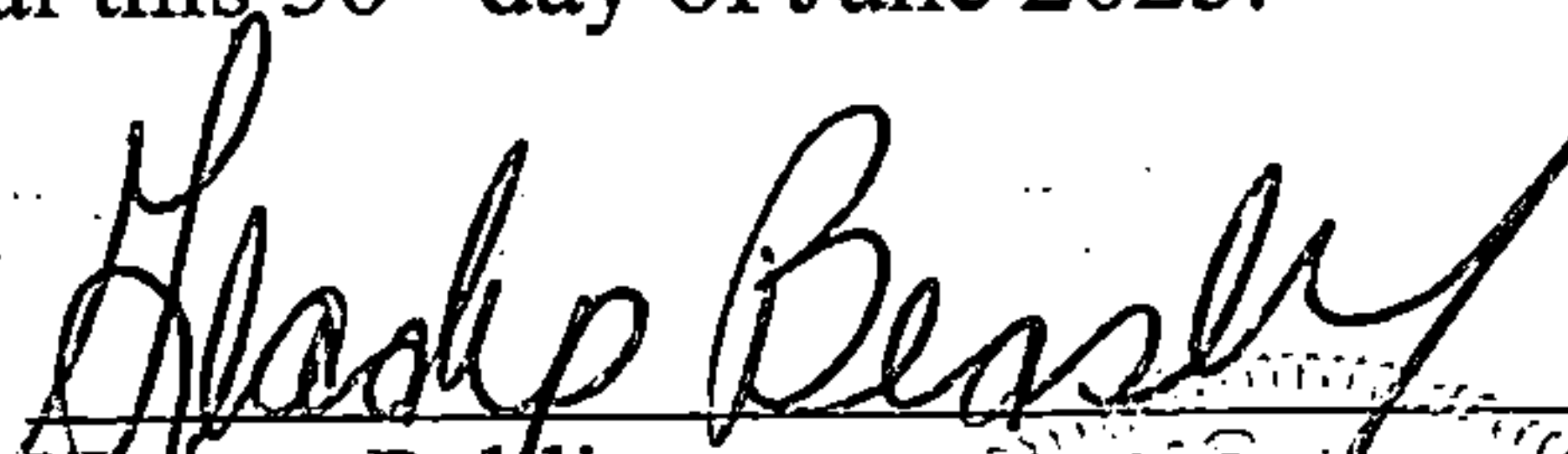

Gary E. Dutton

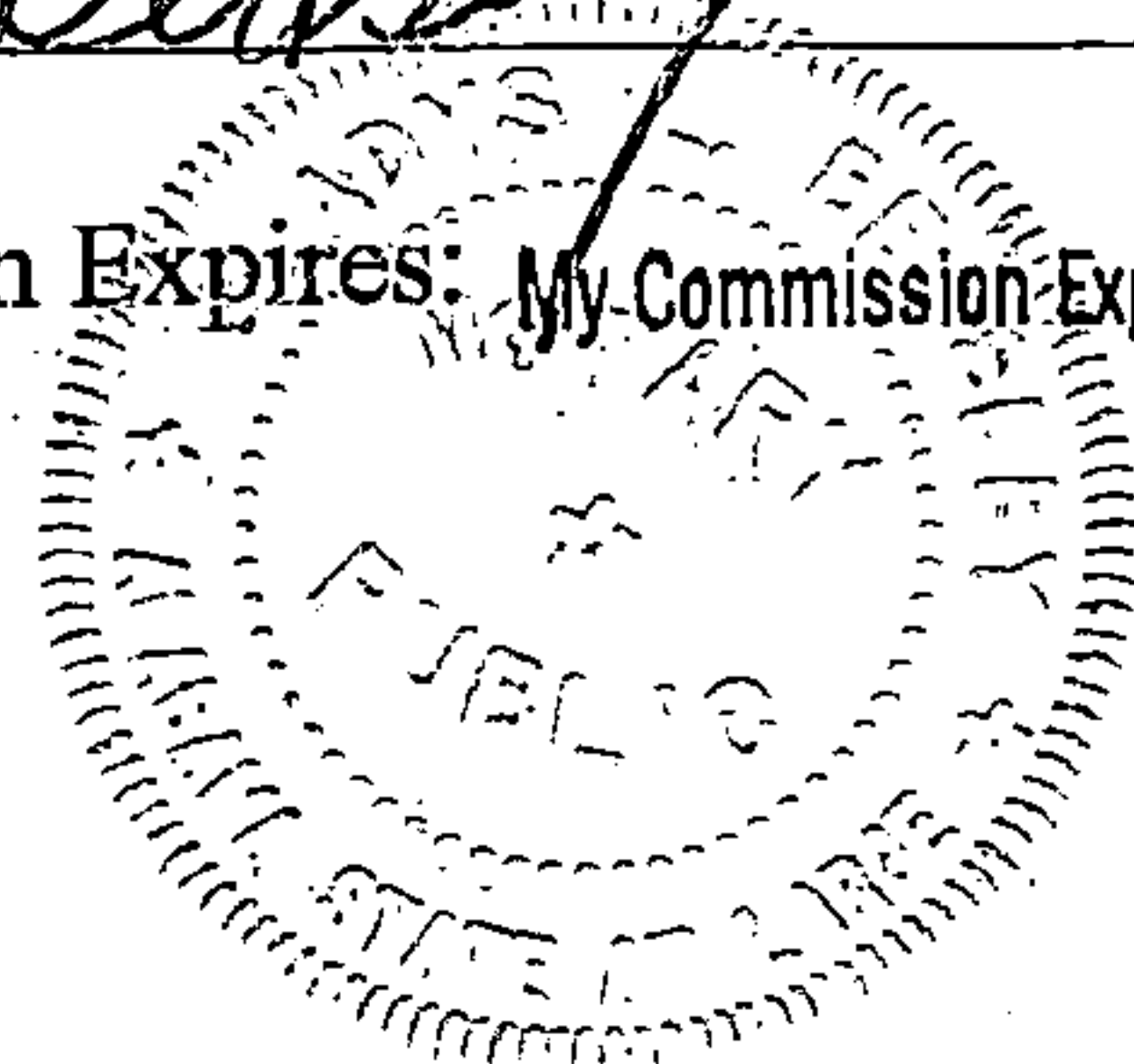

Gail K. Dutton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary E. Dutton and Gail K. Dutton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June 2025.


Notary Public
My Commission Expires: ~~My Commission Expires~~ May 11, 2026



Shelby County, AL 06/30/2025
State of Alabama
Deed Tax: \$51.50



20250630000197970 2/3 \$79.50
Shelby Cnty Judge of Probate, AL
06/30/2025 01:11:21 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

Lots No. 15 and 20, according to map of Theo O. Sparks Of October 7th, 1912. Map of the town of Vandiver, Ala. On the C. of G. Ry. formerly Columbus and Western. Ry. all in Sec. 14 T.P. 18-Range 1 East. Being a part of the N.W. 1/4 of N.W. 1/4. Of Sec. 14. T.P. 18 - Range 1 East. Being situated in Shelby County Alabama. One Lot starting Thirtyth from W.H. Britts North Corner on Railroad One hundred feet West with Railroad right of Way. One hundred feet South West. Thence One hundred feet South East within Thirty Five feet of W.H. Britt's Line. Thence One hundred feet to starting point. Being a part of N.W. 1/4 of N.W. 1/4. Sec. 14. T.P. 18. Range 1 East. This Land lies West of County Highway No. 43. The Highway being the Line on the East Boundary. Vandiver, Shelby Co., Ala. Also that part of Lot 14, West of Said Highway No. 43, Being a part of NW 1/4 of NW 1/4, Sec 14 T 18, R 1 East.

Real Estate Sales Validation Form

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

Grantor's Name Gary E. Dutton
Mailing Address Gail K. Dutton
8171 Phillips Dr
LEEDS AL 35094

Grantee's Name Savannah K. Whitfield
Mailing Address 2754 Sunrise Drive
MOODY, AL 35004

Property Address 100 Applewood Dr
Vandiver AL 35176

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 51,200

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 Tax Value



20250630000197970 3/3 \$79.50
Shelby Cnty Judge of Probate, AL
06/30/2025 01:11:21 PM FILED/CERT

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 6/30/25

Unattested

(verified by)

Print Gary E Dutton

Sign Gary E Dutton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1