

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20251007000308840 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
10/07/2025 09:48:36 AM FILED/CERT

Send Tax Notice to:
Richard D. Sutton, Jr.
Annie Lois Sutton
P.O. Box 1536
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF ST. CLAIR)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOUR THOUSAND FIVE DOLLARS AND NO/CENTS (\$4,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard Sutton, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Richard D. Sutton, Jr., and wife, Annie Lois Sutton, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

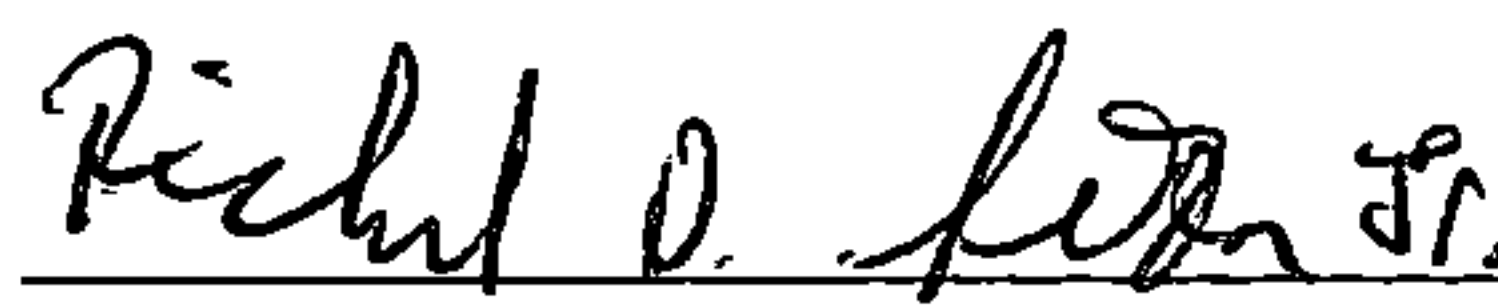
1. Ad valorem taxes due and payable October 1, 2025
2. Easements, restrictions, rights of way, and permits of record.

Richard Sutton and Richard D. Sutton, Jr. are one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

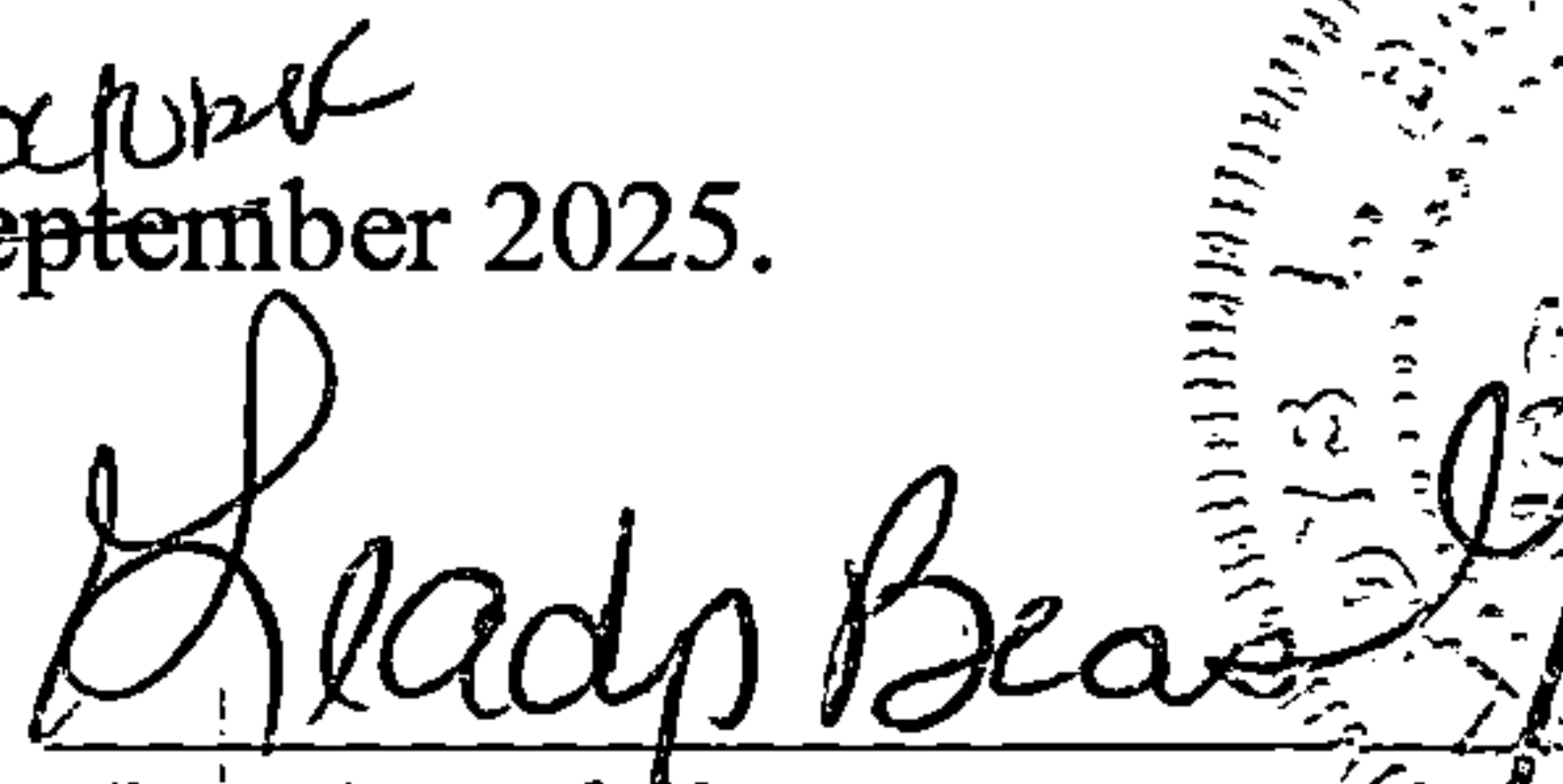
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of ^{October}~~September~~ 2025.


Richard D. Sutton, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Richard D. Sutton Jr.**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of ^{October}~~September~~ 2025.


Notary Public
My Commission Expires May 11, 2026

Shelby County, AL 10/07/2025
State of Alabama
Deed Tax: \$4.50

Exhibit "A"- Legal Description



20251007000308840 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
10/07/2025 09:48:36 AM FILED/CERT

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S87°12'30"E a distance of 446.85'; thence S05°59'23"E a distance of 276.80'; thence S88°31'43"E a distance of 344.94'; thence S05°06'53"E a distance of 194.75' to the POINT OF BEGINNING; thence S14°40'45"E a distance of 93.54'; thence N89°55'28"E a distance of 201.71'; thence N24°06'35"W a distance of 136.96'; thence S78°23'54"W a distance of 173.00' to the POINT OF BEGINNING. Said Parcel containing 0.48 acres, more or less.

Subject to a nonexclusive ingress/egress easement recorded in Instrument No. 20240419000113990, being more particularly described as follows:
Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S87°12'30"E a distance of 446.85'; thence S05°59'23"E a distance of 276.80'; thence S88°31'43"E a distance of 344.94' to the POINT OF BEGINNING OF SAID EASEMENT; thence continue S88°31'43"E a distance of 75.00'; thence S05°06'53"E a distance of 30.00'; thence S09°39'52"W a distance of 155.52'; thence S14°40'45"E a distance of 97.08'; thence S03°07'24"E a distance of 98.11' to the Northerly R.O.W. line of Industrial Parkway; thence N89°18'34"111W and along said R.O.W. line a distance of 35.08'; thence N03°07'24"W and leaving said R.O.W. line a distance of 92.23'; thence N14°40'45"W a distance of 93.54'; thence N05°06'53"W a distance of 194.75' to the POINT OF BEGINNING OF SAID EASEMENT.

PARCEL # 21 6 23 4 001 009.000

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

SUBJECT TO: All matters of public record and taxes due, whether now payable or yet unpayable.

Real Estate Sales Validation Form

20251007000308840 3/3 \$32.50
Shelby Cnty Judge of Probate, AL
10/07/2025 09:48:36 AM FILED/CERT

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

Grantor's Name **Richard Sutton**

Grantee's Name **Richard D. Sutton, Jr.**

Mailing Address: P.O. Box 1536

Annie Lois Sutton

Columbiana, AL 35051

Mailing Address P.O. Box 1536

Columbiana, AL 35051

Property Address 230 Industrial Pkwy.

Date of Sale _____

Total Purchase Price

\$ 4,500.00

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

- ☐ Appraisal/Assessor's Value
- ☐ 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 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 _____

Print Richard D. Sutton Jr.

Unattested

Sign Richard D. Sutton Jr.