

**THIS INSTRUMENT PREPARED BY:**

R. F. (Ben) Stewart III  
NOLAN STEWART, PC  
1232 Blue Ridge Blvd.  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**

Donald and Shelba Benson  
156 Big Oak Drive  
Maylene, AL 35114

**GENERAL WARRANTY DEED**

20140428000124290 1/3 \$323.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:09:16 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **DONALD R. BENSON AND WIFE, SHELBA H. BENSON**, (hereinafter referred to as the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **DONALD R. BENSON AND WIFE, SHELBA H. BENSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, (the "Property"):

A parcel of land situated in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, and go South 89 degrees 55 min. 04 sec. East along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for 812.58 feet to the point of beginning; thence continue along previous course for 300.00 feet; thence South 45 deg. 47 min. 08 sec. West for 733.63 feet to Easterly boundary of Big Oak Drive; thence North 44 deg. 12 min. 00 sec. West along said boundary for 210.00 feet; thence North 45 deg. 49 min. 08 sec. East for 519.05 feet to the point of beginning; being situated in Shelby County, Alabama.

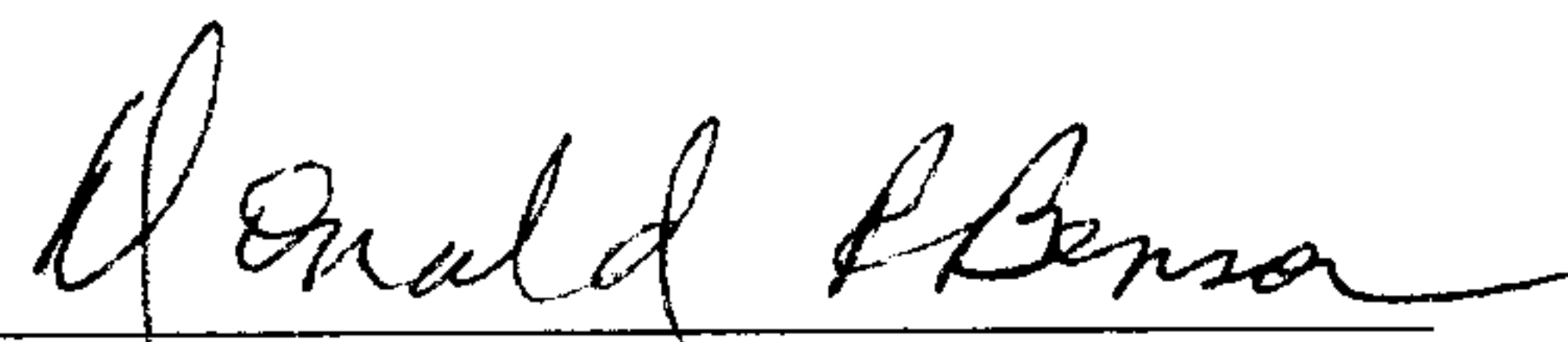
**NOTE:** This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantee.

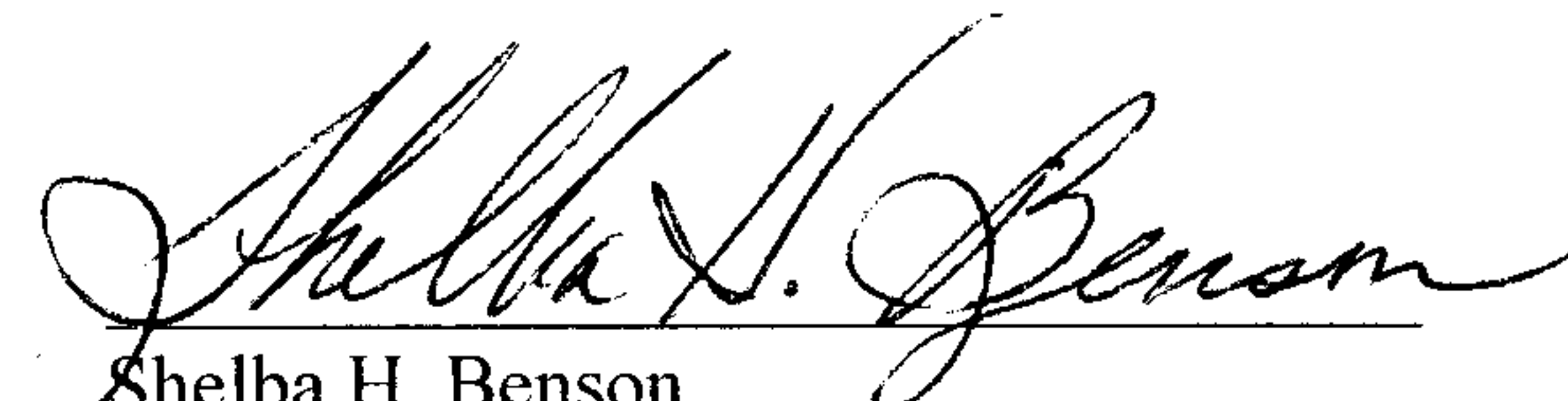
**TO HAVE AND TO HOLD** to the said Grantee, its heirs and assigns forever.

**TO HAVE AND TO HOLD** unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this the 04 day of April, 2014.

  
Donald R. Benson, Grantor

  
Shelba H. Benson

STATE OF ALABAMA )

)

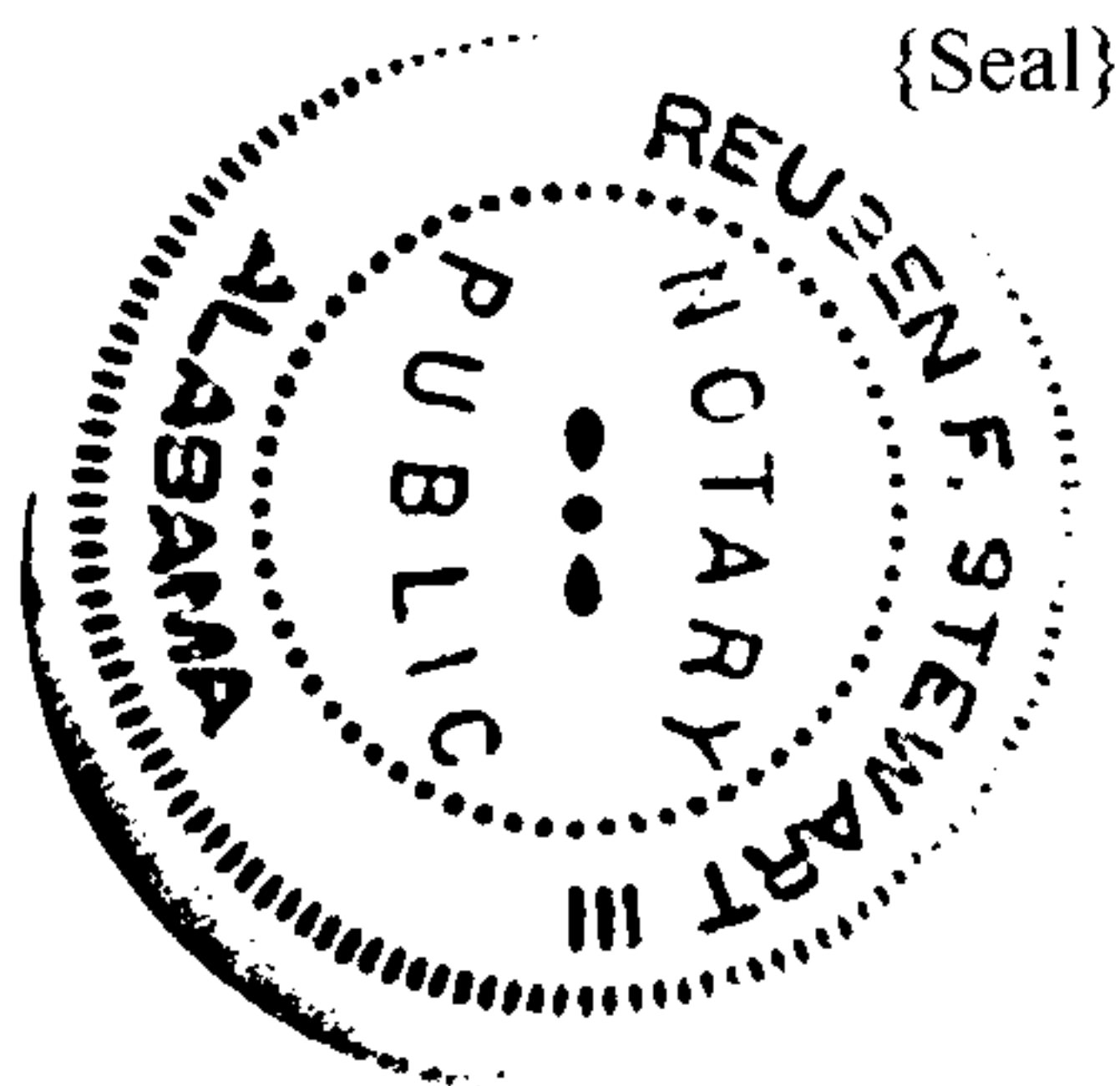
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JEFFERSON COUNTY )


**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald R. Benson and Shelba H. Benson, husband and wife**, whose names are signed to the foregoing conveyance, and who are 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 04<sup>th</sup> day of April, 2014.



  
Reuben F. Stewart III, Notary Public  
My Commission Expires: 12/17/2014

  
20140428000124290 2/3 \$323.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:09:16 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Donald R. Benson and wife,  
Mailing Address Shelba H. Benson  
156 Big Oak Drive  
Maylene, AL 35114

Grantee's Name Donald R. Benson and wife, Shelba H  
Mailing Address Benson, JTROS  
156 Big Oak Drive  
Maylene, AL 35114

Property Address 156 Big Oak Drive  
Maylene, AL 35114

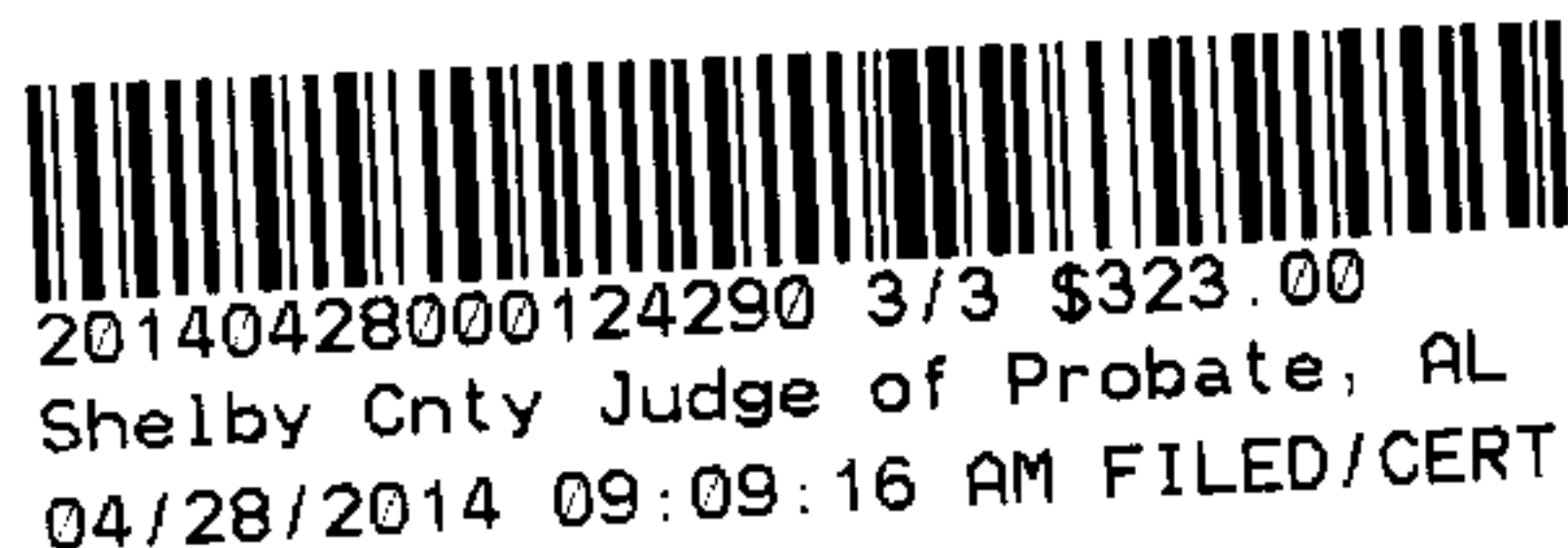
Date of Sale  
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 302,610.00



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 Tax Assessor Record

☐ 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 Ben Stewart III

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1