


Roll Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

RNT1500724

Send tax notice to:
Harry Whitehead, Jr.
Susan Whitehead
212 County Road 438
Wilsonville, AL 35186

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20151023000371000 1/3 \$378.00
Shelby Cnty Judge of Probate, AL
10/23/2015 02:41:09 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Twenty Five Thousand and 00/100 Dollars (\$1,025,000.00) in hand paid to the undersigned **A. Stanley Benz and Carol C. Benz, Trustees, under the Benz Living Trust, dated January 18, 2005 and any amendments thereto** (hereinafter referred to as "Grantors"), by **Harry Whitehead Jr. and Susan Whitehead** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the W 1/2 of the SE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 5; thence run South 89 deg. 59 min. 53 sec. West along the North line of said 1/4-1/4 section, a distance of 1308.02 feet to the Northwest corner of said 1/4-1/4 section; thence run South 00 deg. 55 min. 18 sec. East along the West line of said W 1/2 of the SE 1/4 a distance of 1965.72 feet to a point on the centerline of Shelby County Highway No. 438; thence run Southeasterly along said highway to the South line of the SW 1/4 of the SE 1/4 of said Section 5, the following bearings and distances: South 67 deg. 43 min. 10 sec. East a distance of 39.08 feet; South 66 deg. 33 min. 12 sec. East a distance of 117.00 feet; South 64 deg. 03 min. 14 sec. East a distance of 178.07 feet; South 60 deg. 42 min. 53 sec. East a distance of 147.28 feet; South 54 deg. 13 min. 23 sec. East a distance of 118.53 feet; South 49 deg. 28 min. 10 sec. East a distance of 65.60 feet; South 51 deg. 21 min. 14 sec. East a distance of 90.05 feet; South 57 deg. 59 min. 44 sec. East a distance of 105.44 feet; South 60 deg. 48 min. 14 sec. East, a distance of 88.36 feet; South 50 deg. 49 min. 24 sec. East a distance of 53.02 feet; South 41 deg. 22 min. 53 sec. East a distance of 50.56 feet; South 41 deg. 14 min. 01 sec. East a distance of 51.05 feet; South 47 deg. 58 min. 13 sec. East a distance of 52.69 feet; South 60 deg. 11 min. 02 sec. East a distance of 73.00 feet; South 69 deg. 23 min. 09 sec. East a distance of 111.32 feet to a point on the South line of the SW 1/4 of the SE 1/4 of said Section 5; thence run South 89 deg. 38 min. 31 sec. East along said South line a distance of 184.36 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence run North 00 deg. 41 min. 24 sec. West along the East line of said SW 1/4 of the SE 1/4 a distance of 1330.68 feet to the Northeast corner of said 1/4-1/4 section; thence run North 00 deg. 56 min. 02 sec. West along the East line of the NW 1/4 of the SE 1/4 a distance of 1335.32 feet to the point of beginning. Less and except any part of subject property lying within the County right of way.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

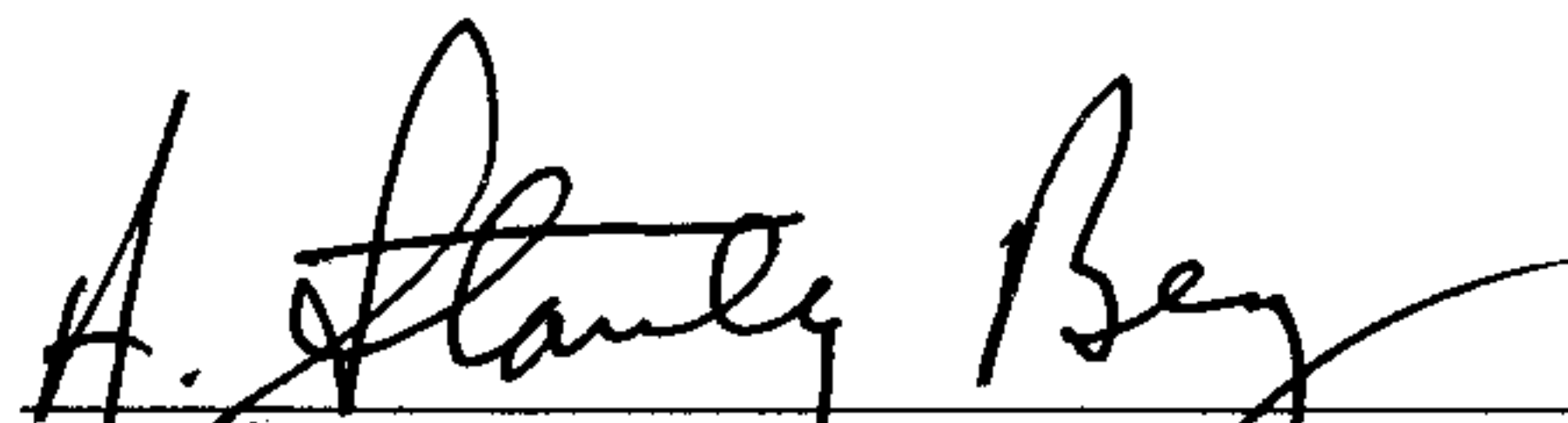
\$417,000.00 AND \$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A FIRST AND SECOND MORTGAGE LOAN.


Shelby County, AL 10/23/2015
State of Alabama
Deed Tax: \$358.00

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors A. Stanley Benz and Carol C. Benz, Trustees, or their successors in trust, under the Benz Living Trust, dated January 18, 2005 and any amendments thereto have hereunto set their signatures and seals on October 19, 2015.


A. Stanley Benz, Trustee under the Benz
Living Trust, dated January 18, 20015


Carol C. Benz, Trustee under the Benz
Living Trust, dated January 18, 20015

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Stanley Benz and Carol C. Benz, Trustees, or their successors in trust, under the Benz Living Trust, dated January 18, 2005 and any amendments thereto, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2015.

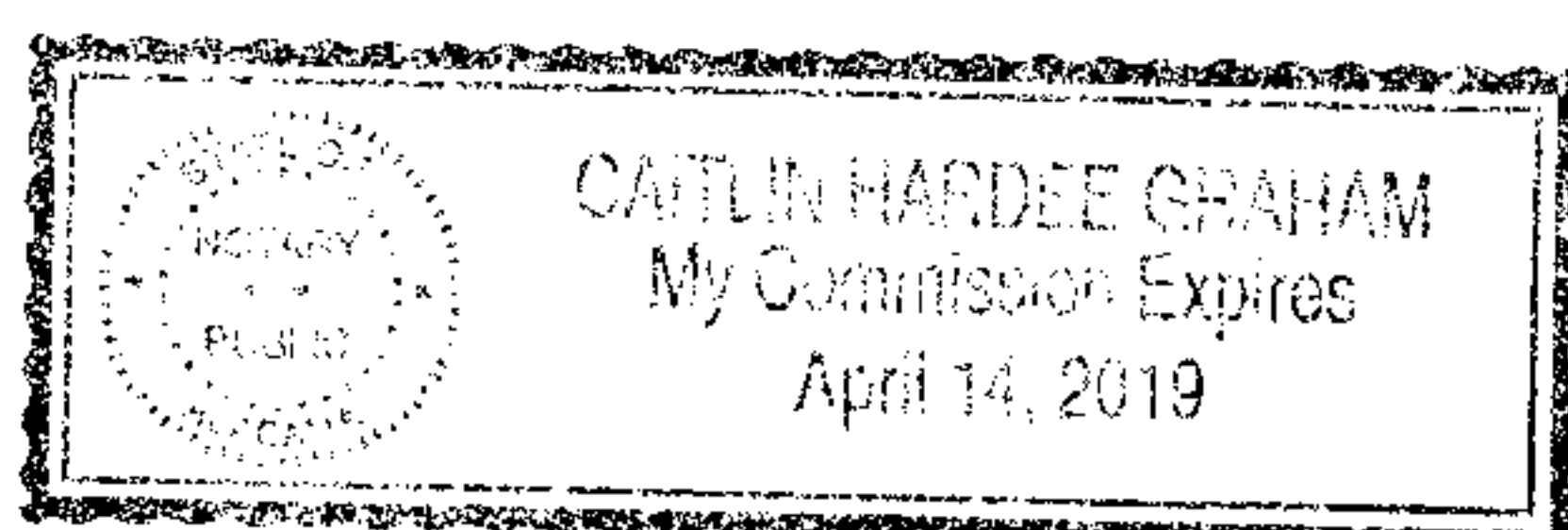
(NOTARIAL SEAL)




Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-19




20151023000371000 2/3 \$378.00
Shelby Cnty Judge of Probate, AL
10/23/2015 02:41:09 PM 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: A. Stanley Benz and Carol C. Benz, Trustees under the Benz Living Trust

Grantee's Name: Harry Whitehead, Jr. and Susan Whitehead

Mailing Address: 212 County Road 438
Wilsonville, AL 35186

Mailing Address: 212 County Road 438
Wilsonville, AL 35186

Property Address: 212 County Road 438
Wilsonville, AL 35186

County: Shelby

Date of Sale: 10/19/2015

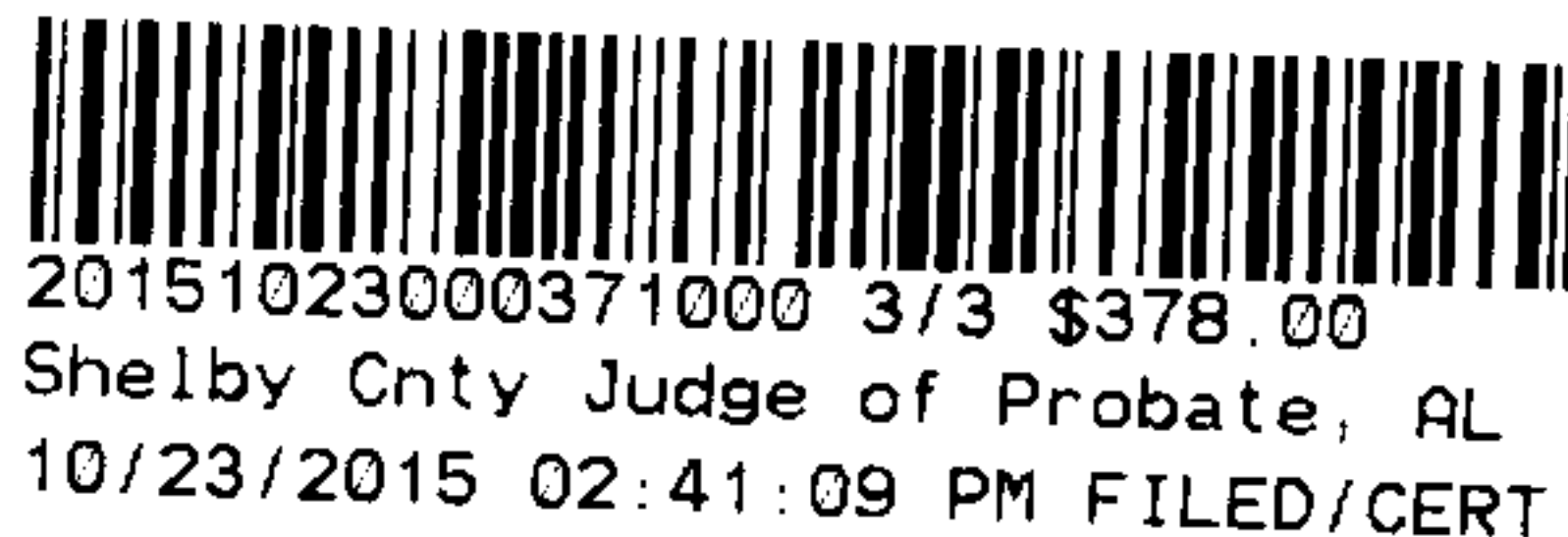
Total Purchase Price:
\$1,025,000.00

or

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a



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 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: 10/19/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1