

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



20170503000152340 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
05/03/2017 10:25:49 AM FILED/CERT

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**WARRANTY DEED**  
**Joint tenants with right of survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Twenty Four Thousand, Nine Hundred and no/100's Dollars (\$224,900.00)** to the undersigned,

**Clinton R. Bennett and wife, Stacey E. Bennett**

(hereinafter referred to as grantors), in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Melissa J. Sipes and Stephen P. Smith**

(hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7, according to the Survey of Russet Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the land.**
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.**
- 5. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 6. Taxes and assessments for the year 2017 and subsequent years and not yet due and payable.**
- 7. Restrictions as shown by recorded map.**
- 8. Building line(s) as shown by recorded map.**
- 9. Easement(s) as shown by recorded map.**
- 10. Restrictions appearing of record in Real 150, Page 97, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
- 11. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real 157, Page 617 in the Probate Office of Shelby County, Alabama.**

12. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, Page 424 in the Probate Office of Shelby County, Alabama.

13. Mineral and mining rights and rights incident thereto recorded in Volume 135, Page 37, in the Probate Office of Shelby County, Alabama.

\$220,825.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.


TO HAVE AND TO HOLD, to 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 or more grantees 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.

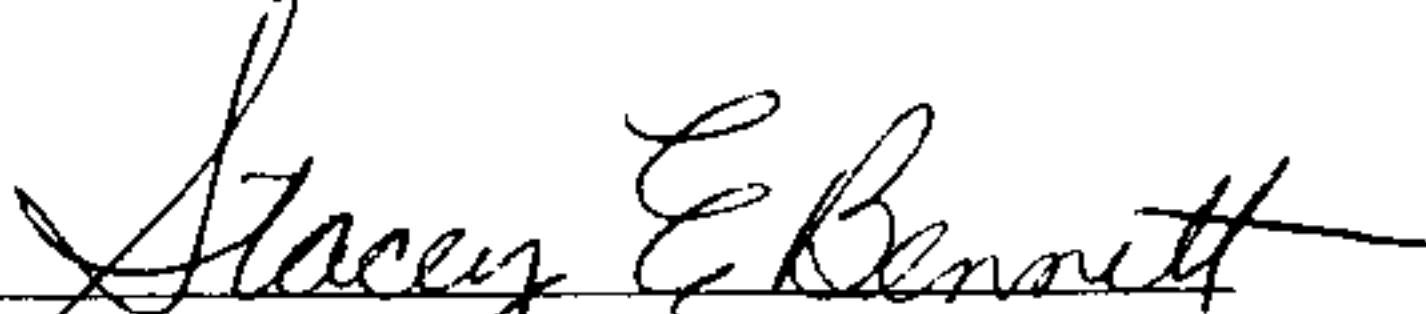
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, we have hereunto set my hand and seal, this the 28th day of April, 2017.

WITNESS:

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Clinton R. Bennett

  
Stacey E. Bennett

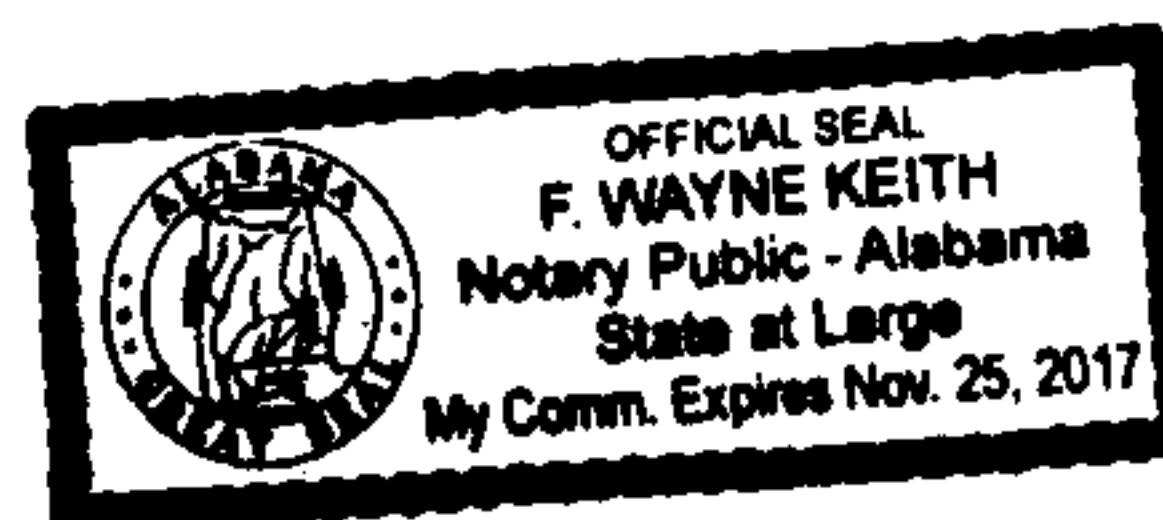
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Clinton R. Bennett and Stacey E. Bennett, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 28th day of April, 2017.

  
Notary Public

SEND TAX NOTICE TO:  
Melissa J. Sipes  
585 Russet Bend Drive  
Birmingham, Alabama 35244



### Real Estate Sales Validation Form

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

Grantors' Name: Clinton R Bennett  
Stacey E Bennett

Mailing Address : 92 Company Street  
Dadeville, AL 36853

Grantee's Name: Melissa J Sipes  
Stephen P Smith

Mailing Address: 585 Russet Bend Drive  
Birmingham, AL 35244

Property Address: See legal description on Deed

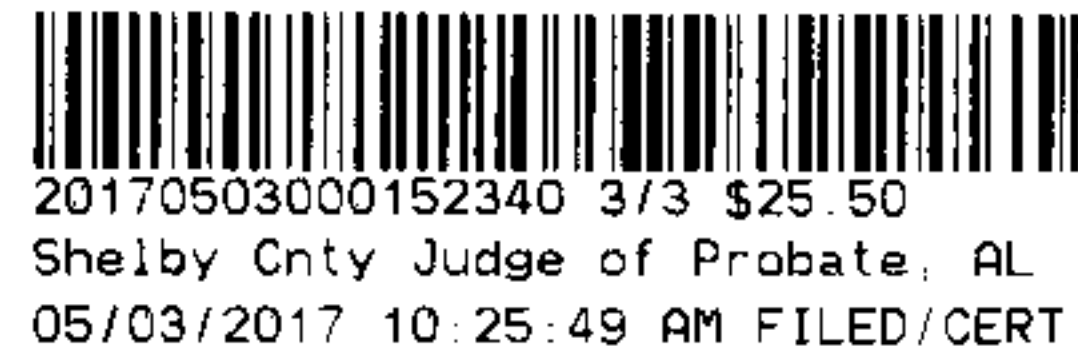
Date of Transfer: April 28, 2017

Total Purchase Price \$224,900.00

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  
☒ Sales Contract  
☒ Closing Statement

Appraisal  
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: April 28, 2017

x

Sign

verified by closing agent  
F. Wayne Keith Attorney