

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Mary Lou Parmer
Justin Barnes
Alexis Congdon

5420 Drewry Rd
Monroeville, AL 36460

File No.: S-20-26545

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Nineteen Thousand Dollars and No Cents (\$219,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Angela Benedict and Darin Benedict**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mary Lou Parmer, Justin Barnes, and Alexis Congdon**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Angela M. Kimbrell and Angela Benedict are one and the same person.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of September, 2020.


Angela Benedict

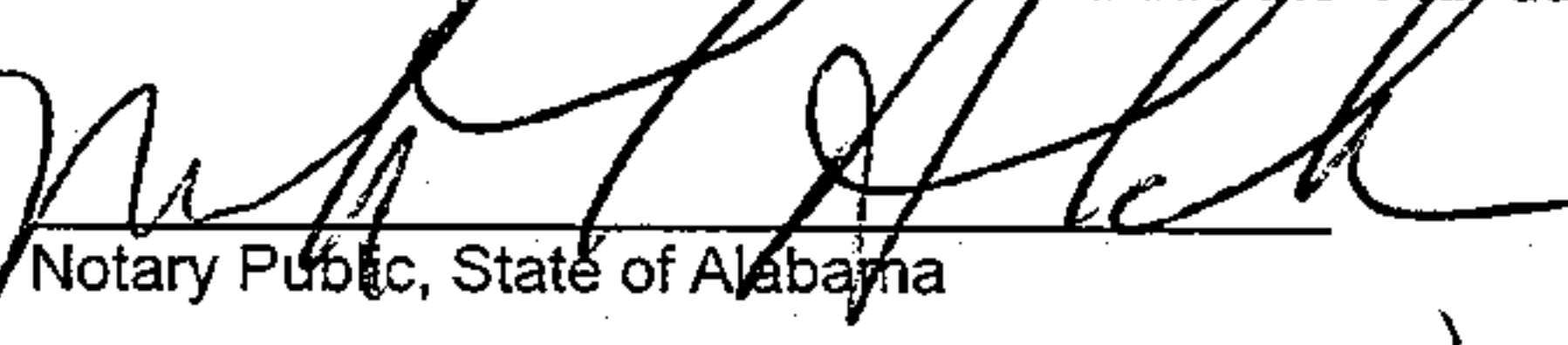

Darin Benedict

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Angela Benedict and Darin Benedict, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of September, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-2020

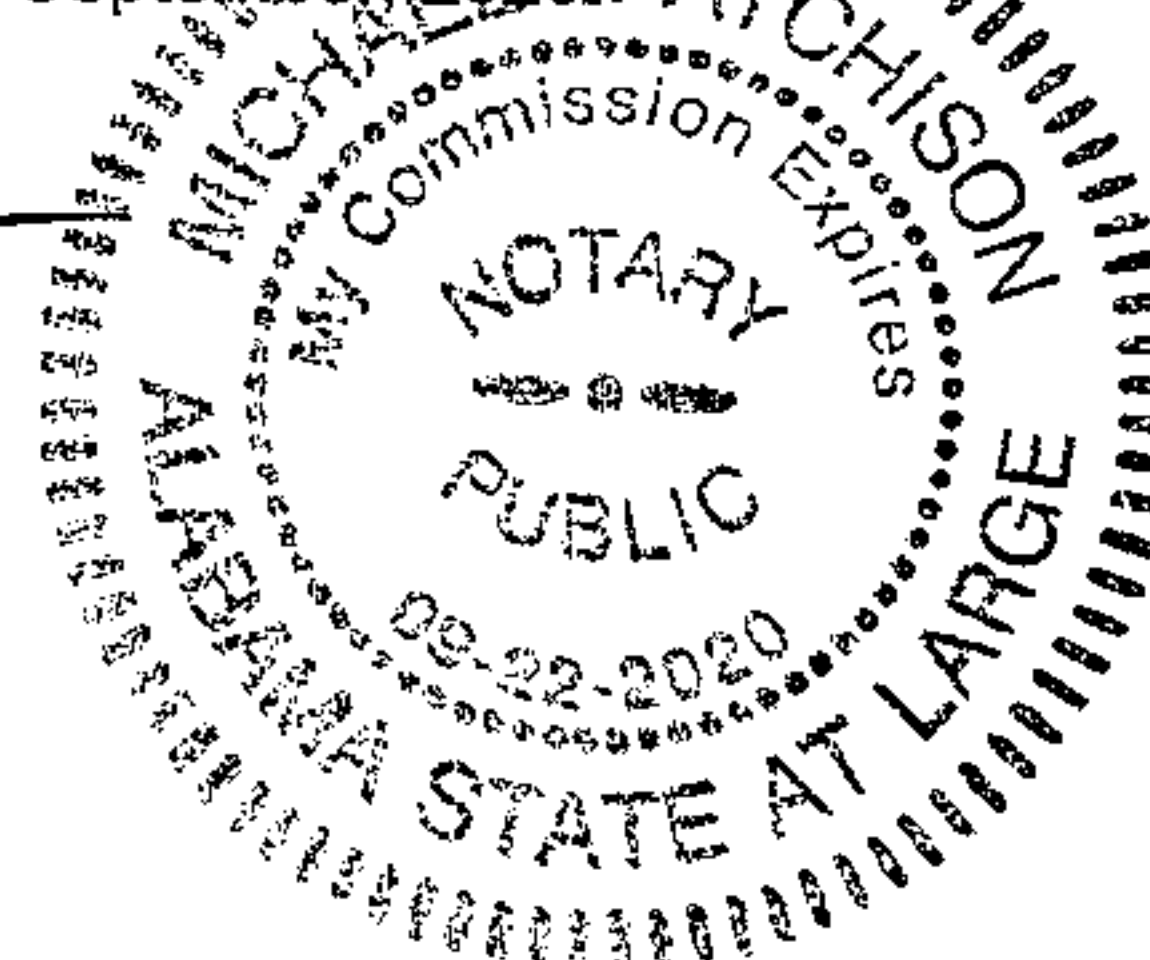


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a capped steel rebar corner installed where the West line of the Northeast quarter of the Southeast quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, intersects the North right of way line of Shelby County Highway No. 26 and run thence South 60 degrees 24 minutes 54 seconds East along said right of way line a distance of 211.48 feet to a found R. C. Farmer (Alabama Licensed Land Surveyor) capped rebar corner; thence run North 01 degrees 26 minutes 37 seconds West a distance of 350.06 feet to another capped R. C. Farmer rebar corner; thence run South 89 degrees 06 minutes 10 seconds West a distance of 181.01 feet to a set rebar corner on the West line of said quarter-quarter section; thence run South 01 degrees 23 minutes 33 seconds East along said quarter-quarter line a distance of 242.77 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Angela Benedict

Grantee's Name Mary Lou Parmer

Justin Barnes

Alexis Congdon

Mailing Address

4255 Hwy 26
Columbiana, AL 35051

Mailing Address

5420 Drewry Rd
Minerva, AL 36460

Property Address

4255 Highway 26
Columbiana, AL 35051

Date of Sale September 14, 2020

Total Purchase Price \$219,000.00

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☐ 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 of 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 September 11, 2020

Print Angela Benedict

Unattested

Sign

Angela Benedict
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/15/2020 09:20:40 AM
\$247.00 CHERRY
20200915000410770

Alexis Bayl

Form RT-1