Send tax notice to:

HUBERT LEE BENSON, III and AMANDA ALLEN BENSON 1040 CHEDWORTH COURT BIRMINGHAM, AL 35242



Shelby Cnty Judge of Probate, AL 08/02/2012 03:58:50 PM FILED/CERT

WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF <u>ALABAMA</u>
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Sixty Thousand and 00/100 (\$360,000.00) and other valuable considerations to the undersigned GRANTOR (S), WILLIAM H. BOSTICK, III and TARA T. BOSTICK, HUSBAND AND WIFE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto HUBERT LEE BENSON, III and AMANDA ALLEN BENSON, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 1122, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 11TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$288,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and spal, this 31st day of July,

2012.

WILLIAM H. BOSTICK, III

TARA T. BOSTICK

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WILLIAM H. BOSTICK, III and TARA T. BOSTICK 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 31st day of July, 2012.

OTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY: THE SNODDY LAW FIRM, LLC 2105 DEVEREUX CIRCLE, SUITE 101 BIRMINGHAM, ALABAMA 35243

> Shelby County, AL 08/02/2012 State of Alabama Deed Tax:\$72.00

My Comm. Expires

June 18, 2014

PUBLICANA STATE ATTENDMENTAL STATE ATTENDED STATE ATTENDE

20120802000282860 2/2 \$87.00 Shelby Cnty Judge of Probate, AL

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NOIARY PUBLIC

(verified by)

Real Estate Sales Validation Form

08/02/2012 03:58:50 PM	PILED/OLK!	Saiss valluation l'Oim	
This	Document must be filed in accord	lance with Code of Alabama 197	75, Section 40-22-1
Grantor's Name Mailing Address	WILLIAM H. BOSTICK, III	Grantee's Name Mailing Address	HUBERT LEE BENSON, III 1040 CHEDWORTH COURT
		42	BIRMINGHAM, AL 35242
Property Address	1040 CHEDWORTH COURT	Date of Sale	July 31, 2012
	BIRMINGHAM, AL 35242	Total Purchase Price or	\$ 360,000.00
		Actual Value or	\$
		Assessor's Market Value	\$
→	document presented for recording this form is not required.	dation contains all of the rec	uired information referenced
		nstructions	
	d mailing address - provide their current mailing address.		rsons conveying interest
Grantee's name and to property is being	nd mailing address - provide the ground of the conveyed.	ne name of the person or pe	rsons to whom interest
Property address -	the physical address of the p	roperty being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the p	roperty was conveyed.	
	ce - the total amount paid for to the instrument offered for rec	•	, both real and personal,
conveyed by the in	e property is not being sold, the strument offered for record. To or the assessor's current man	his may be evidenced by ar	both real and personal, being a appraisal conducted by a
excluding current responsibility of va	ded and the value must be deuse valuation, of the property aluing property for property tax of Alabama 1975 § 40-22-1 (h	as determined by the local of purposes will be used and	fficial charged with the
accurate I further	t of my knowledge and belief to understand that any false stated cated in <u>Code of Alabama 197</u>	amonte obsililian this form	d in this document is true and nay result in the imposition

Sign Pyrates (Granton Grantee/Owner/Agent) circle one