

Send tax notice to: Jason Wayne Smith, 3665 Cahaba Beach Rd., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-one thousand and no/100 (\$161,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Dennis R. Bennett and his wife Treasia A. Bennett

whose mailing address is: P.O. Box 380471; Birmingham, AL 35238
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
Jason Wayne Smith

whose mailing address is: 3665 Cahaba Beach Rd; Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3665 Cahaba Beach Rd., Birmingham, Al. 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

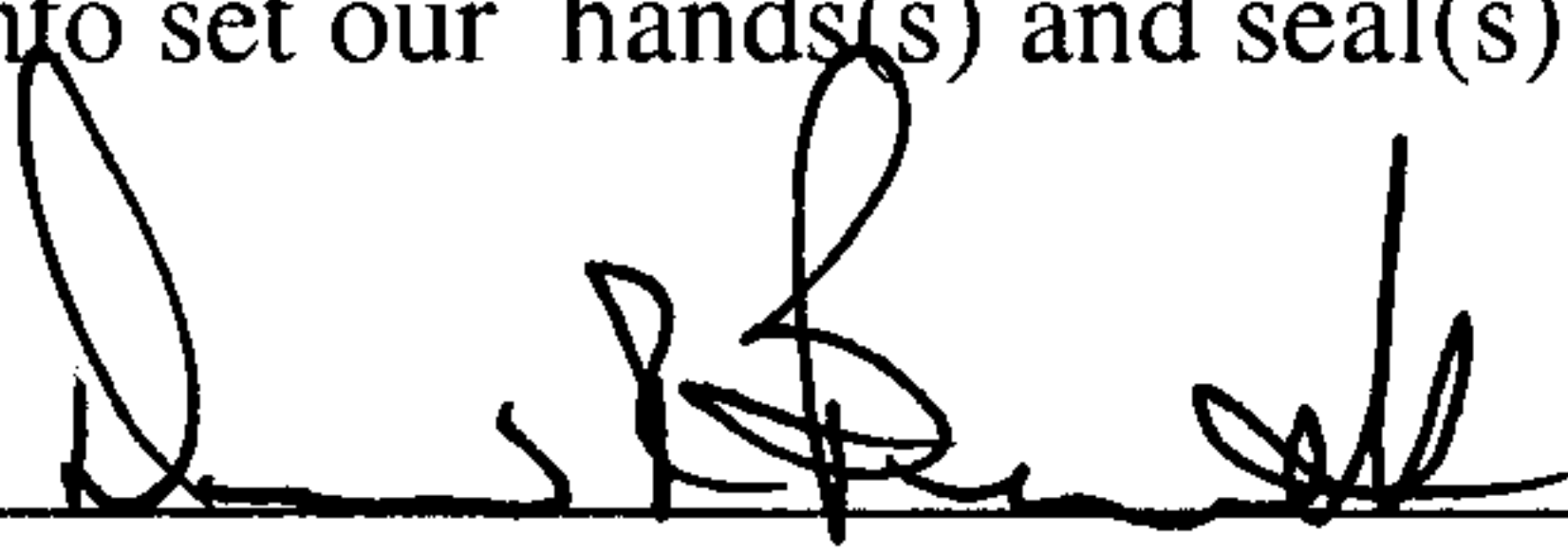
Subject to: All easements, restrictions and rights of way of record.

\$158,083.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 7th day of September, 2012.

 (Seal)
DENNIS R. BENNETT

 (Seal)
TREASIA A. BENNETT



20120911000344780 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:16 PM FILED/CERT

EXHIBIT A

A PART OF THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION, 165 FT. (MEASURES 166.09 FT.); THENCE SOUTH 87 DEG. 30' WEST AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 - 1/4 SECTION, 283 FT. (MEASURES 282.76 FT.) TO THE EASTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD, A DISTANCE OF 210 FT. TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD, A DISTANCE OF 100 FT. TO A POINT; THENCE RUN EAST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 - 1/4 SECTION, A DISTANCE OF 196 FT. TO A POINT; THENCE RUN NORTHERLY, PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD, A DISTANCE OF 100 FT.; THENCE RUN WEST AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 - 1/4 SECTION, A DISTANCE OF 196 FT. TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

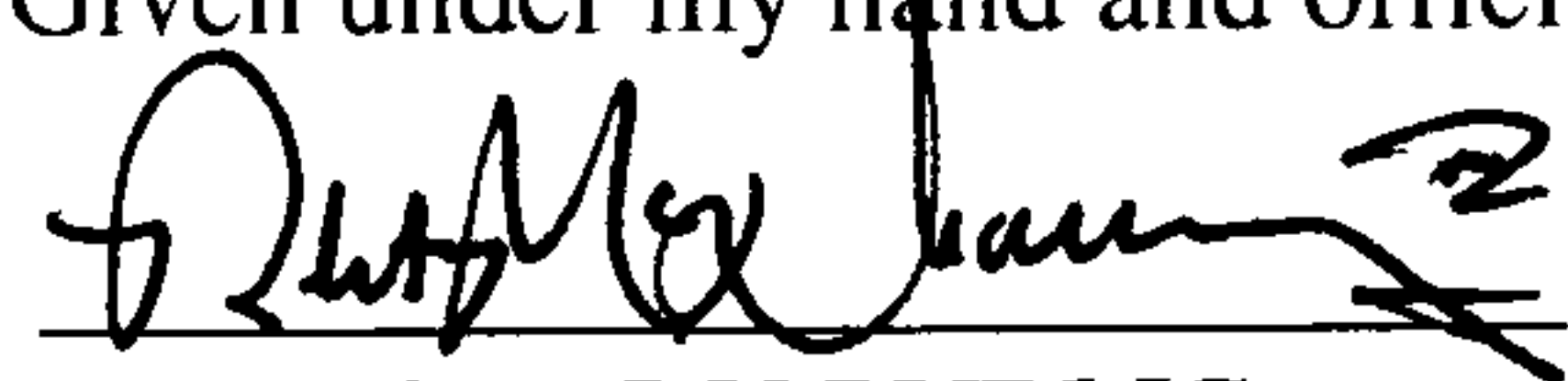


20120911000344780 2/4 \$24.00
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STATE OF ALABAMA
COUNTY OF SHELBY

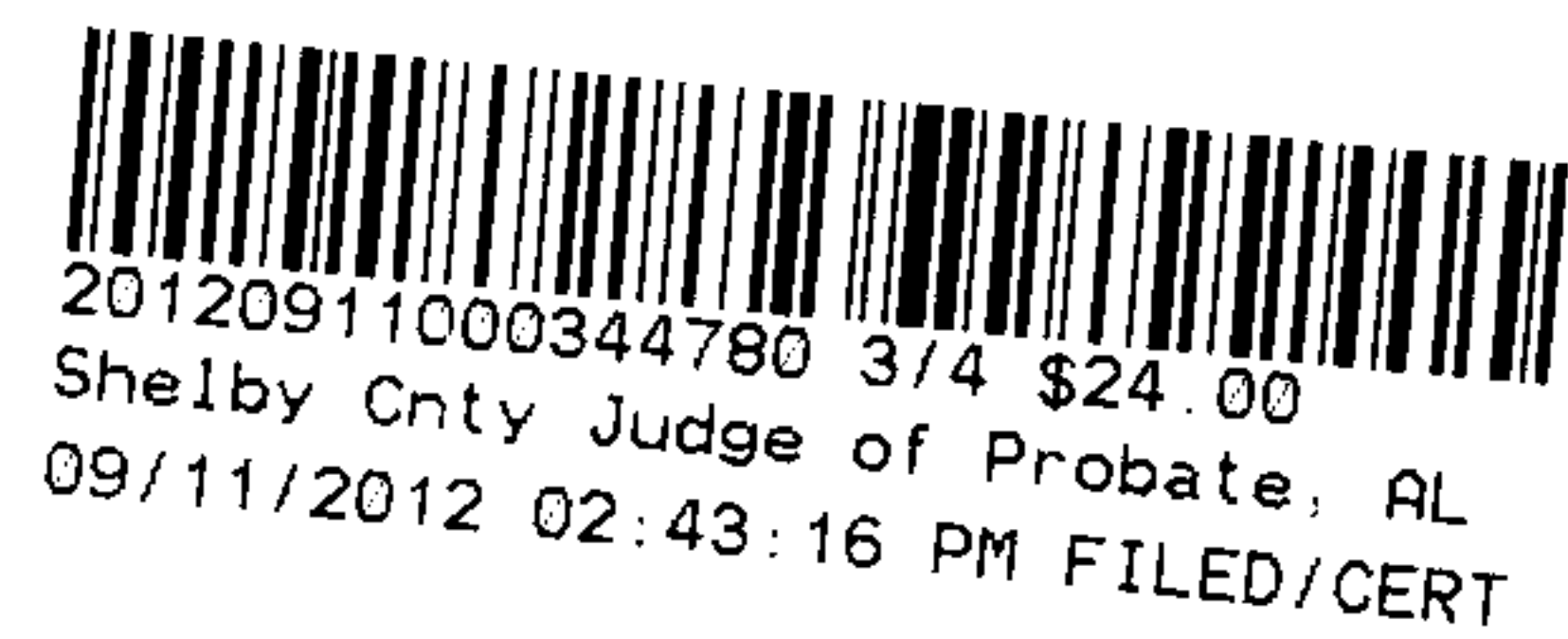
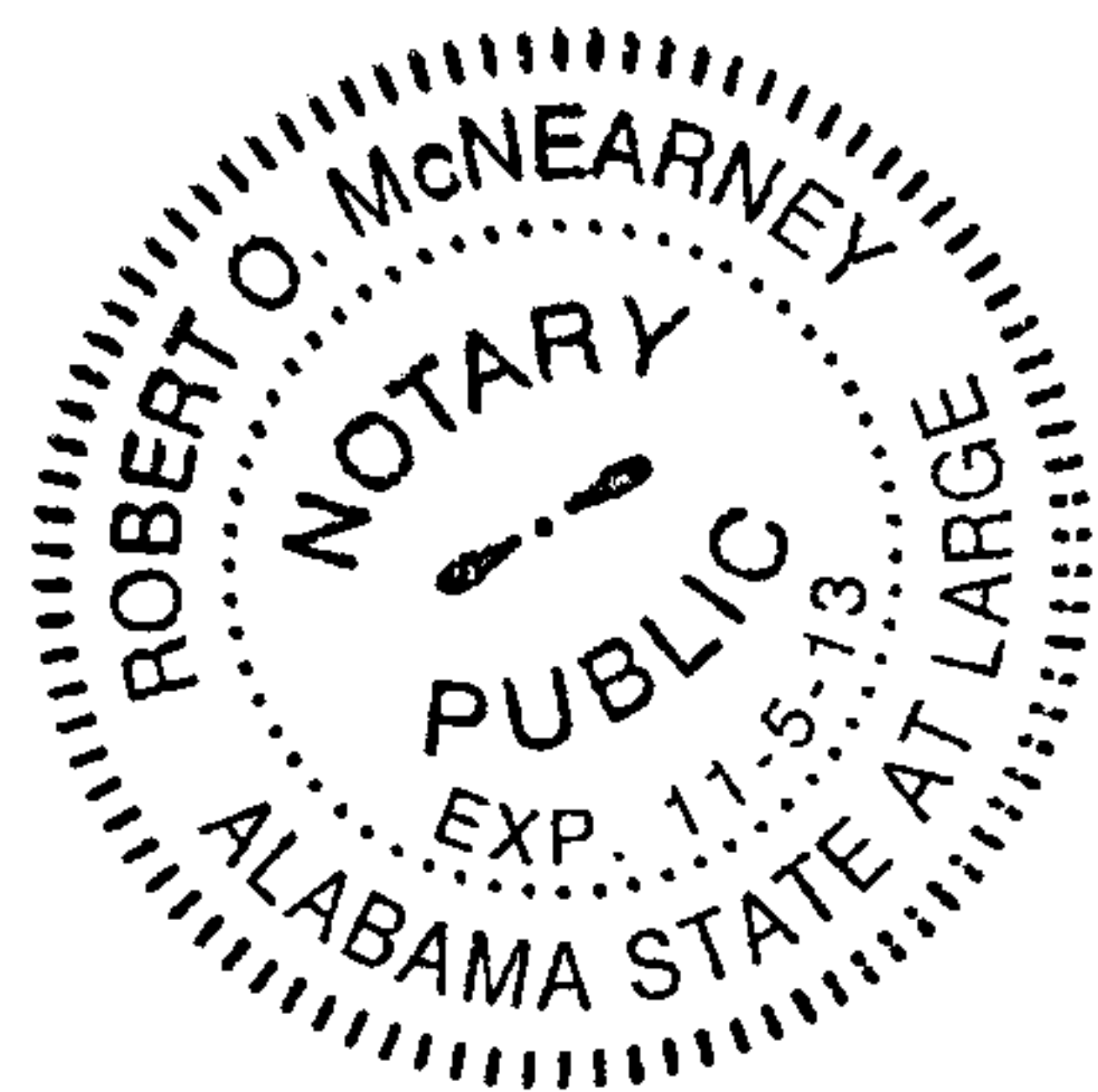
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis R. Bennett and his wife Treasia A. Bennett whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of September, 2012.


NOTARY PUBLIC

My commission expires: 11/5/2013

My commission expires: _____



Shelby County, AL 09/11/2012
State of Alabama
Deed Tax: \$3.00

Real Estate Sales Validation Form

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

Grantor's Name Dennis R. Bennett
Mailing Address Treasia A. Bennett
P.O. Box 380471
Birmingham, AL 35238

Grantee's Name Jason Wayne Smith
Mailing Address 3665 Cahaba Beach Rd.
Birmingham, AL 35242

Property Address 3665 Cahaba Beach Rd.
Birmingham, AL 35242

Date of Sale 9/7/12

Total Purchase Price \$ 161,000

or

Actual Value

\$

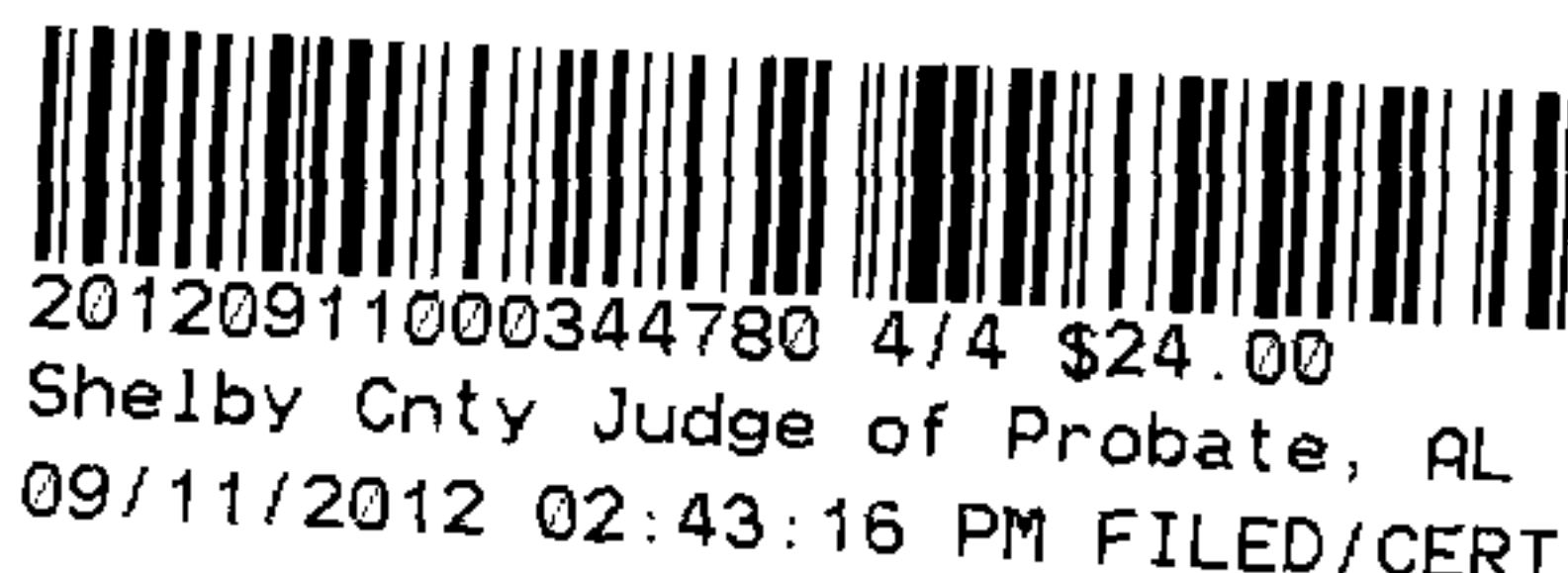
or

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
☒ 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.

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 Robert G. McKeeney

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one