

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
**Wallace, Ellis, Fowler, Head & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Linda Baker**  
**395 Hwy 303**  
**Shelby, AL 35143**

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Thousand No/00 Dollars (\$1,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bunny F. Benson, an unmarried woman (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Linda Baker, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot A, Shelby Corners, a re-subdivision of Lots 1 thru 4, Block 42 of E. S. Staffords Map, M.B. 3, PG. 47, as recorded in Map Book 42, Page 50 in the Probate Office of Shelby County, Alabama.

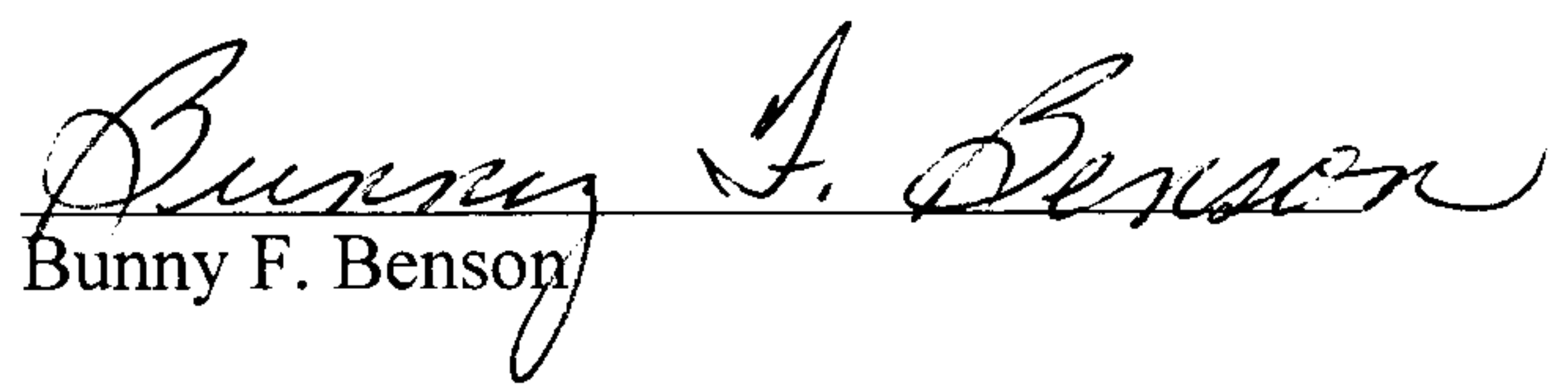
Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 23<sup>rd</sup> day of January, 2013.

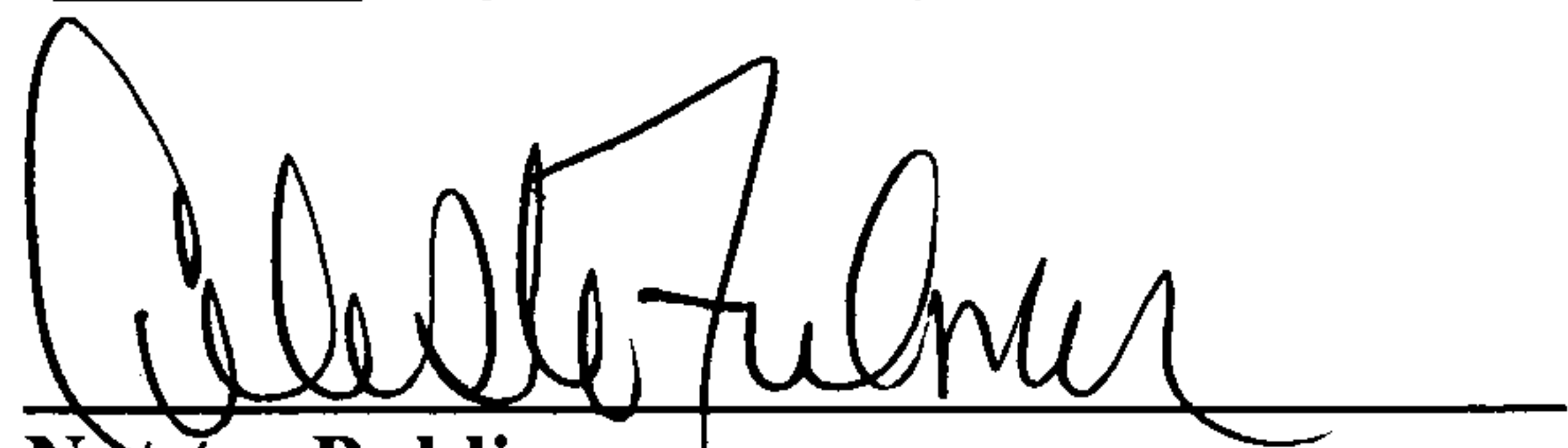
\_\_\_\_\_

  
Bunny F. Benson

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bunny F. Benson**, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of January, 2013.

  
Notary Public  
My Commission Expires: 10-9-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Bunny F. Benson  
Mailing Address 5030 Hwy 47, Shelby, AL 35143

Grantee's Name Linda Baker  
Mailing Address 395 Hwy 303, Shelby, AL 35143

Property Address: 395 Hwy 303, Shelby, AL 35143

Date of Sale 1 / 11 / 13

Total Purchase Price \$1,000.00

or

Actual Value \$ \_\_\_\_\_

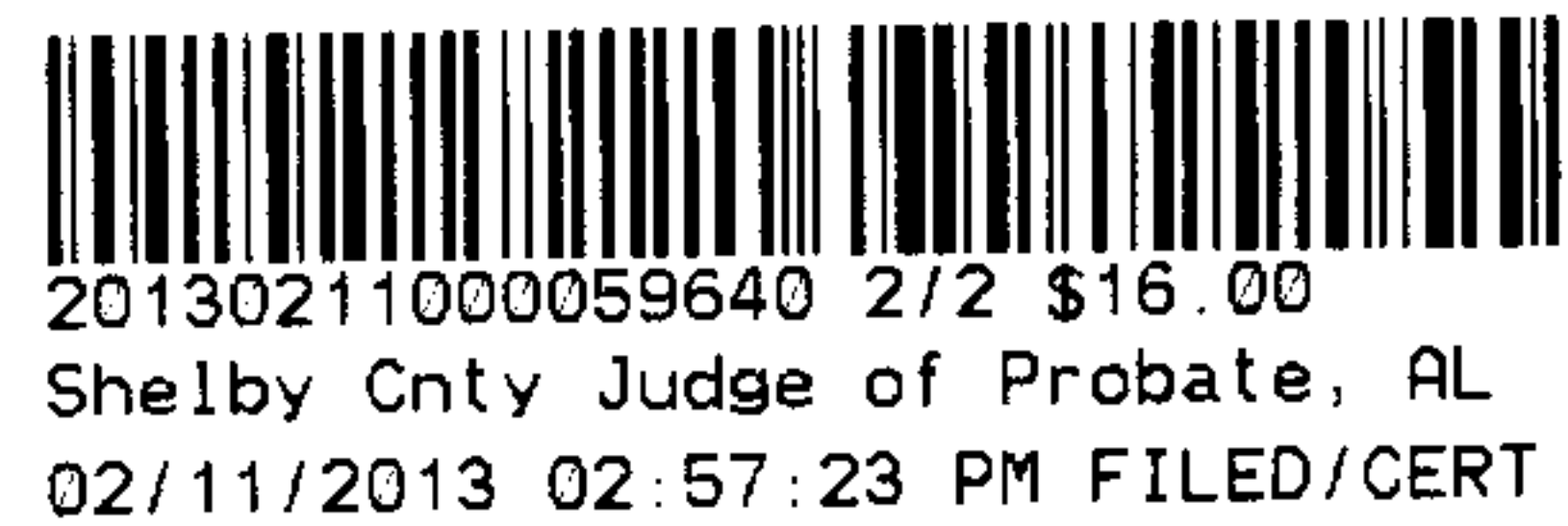
or

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other - Deed



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 1 / 11 / 13

Sign Bunny F. Benson  
(Grantor/Grantee/Owner/Agent) circle one

Print Bunny F. Benson

Unattested

Walter R. Jentz  
(Verified by)