

This Instrument was Prepared by:
L. Brooks Burdette
The Burdette Law Firm PC
(without opinion)
113 Glenn Avenue
Trussville, AL 35173

Send Tax Notice To: Raymon Deon Mayfield
Suzaun Stallings
TBD Heritage Road
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Dollars and No Cents (\$100.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I **H. Benson***, a ~~unmarried~~ man, **Connie Benson Wheeler**, a married woman and **Bunny Benson** an unmarried woman (herein referred to as Grantor), does grant, bargain, sell and convey unto **Raymond Deon Mayfield and wife, Suzaun Stallings**, (herein referred to as Grantees), for and during their joint lives as tenants 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 Shelby, County, Alabama, to wit;

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

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

James H. Benson, a unmarried man, Connie Benson Wheeler, a married woman and Bunny Benson an unmarried woman are the surviving Heirs of Howard Benson the Grantee of that certain Deed recorded in Book, 250 Page, 143 in the office of the Judge of Probate Shelby County Alabama. Howard Benson died on or about the 6th day of November 2007.

Subject property is not the homestead of the Grantors or the Grantors spouse

* H. Benson the Above Grantor, is also known as James H. Benson.

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 grantee 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 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 and seals this the 10th day of April 2013

James H. Benson
James H. Benson

Connie Benson Wheeler
Connie Benson Wheeler

Bunny Benson
Bunny Benson

State of Alabama

Shelby County

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **James H. Benson**, a unmarried man whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of April 2013

Carmen L Hall
Notary Public, State of Alabama

Carmen L Hall
Printed Name of Notary
My Commission Expires: 11/3/2015



20130521000207750 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
05/21/2013 09:05:11 AM FILED/CERT

Shelby County, AL 05/21/2013
State of Alabama
Deed Tax: \$5.00

State of Alabama

Shelby County

}

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Connie Benson Wheeler**, a married woman whose name 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 the 18th day of April 2013

Carmen L Hall
Notary Public, State of Alabama

Carmen L Hall
Printed Name of Notary

My Commission Expires: 11/3/2015

State of Alabama

Shelby County

}

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Bunny Benson** an unmarried woman whose name 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 the 10th day of April 2013

Carmen L Hall
Notary Public, State of Alabama

Carmen L Hall
Printed Name of Notary

My Commission Expires: 11/3/2015



20130521000207750 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
05/21/2013 09:05:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	James H. Benson	Grantee's Name	Raymon Deon Mayfield
Mailing Address	3446 Hwy 31 South Pelham, Alabama 35143	Mailing Address	395 Hwy 303 Shelby, Alabama 35143
Property Address	TBD Heritage Road Shelby, Alabama 35143	Date of Sale	April 11, 2013
		Total Purchase Price	
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$4,690.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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.


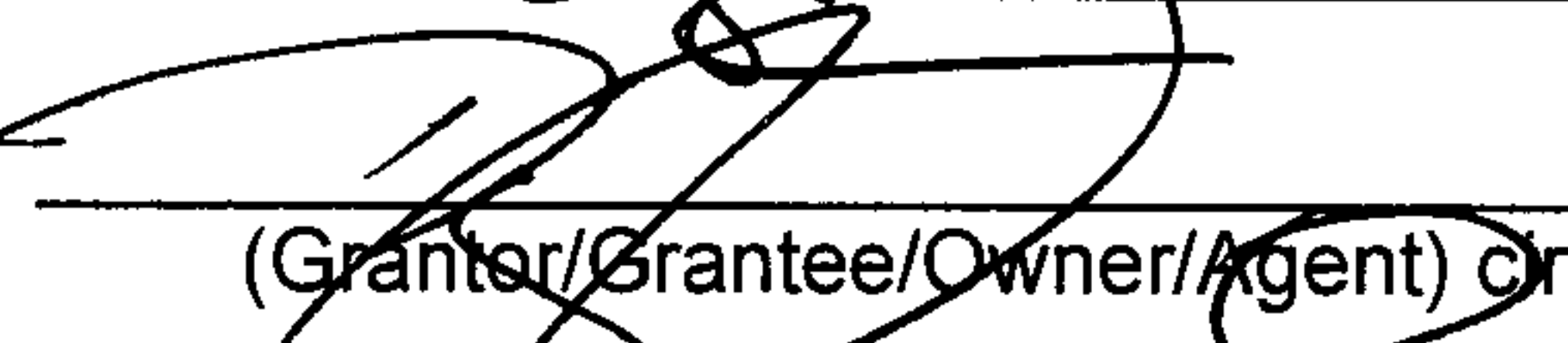
Date of Sale - the date on which interest to the property was conveyed.

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	April 11, 2013	Print	
Unattested		Sign	
	(verified hv)		(Grantor/Grantee/Owner/Agent) circle one

