

13-498

Kenneth N. Benson
1021 Columbia Circle, Birmingham, AL 35242

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Shelby

That in consideration of Three Hundred Sixty-Three Thousand Nine Hundred and 00/100 Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Daniel Bicehouse and Tracy Bicehouse, Husband and Wife

herein referred to as grantor does grant bargain, sell and convey unto

Kenneth N. Benson and Gail Benson

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

LEGAL DESCRIPTION ATTACHED

Subject to:

1. Taxes for the year 2013 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 345,705.00 EXECUTED SIMULTANEOUSLY HERewith.

Gail Benson and Gail Brendle-Benson are one and the same person.

Shelby County, AL 09/11/2013
State of Alabama
Deed Tax: \$18.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set OR hands and seals on this 9th day of September, 2013.

Daniel Bicehouse by Gina McLaughlin his attorney in fact
DANIEL BICEHOUSE BY GINA McLAUGHLIN
HIS ATTORNEY IN FACT

Tracy Bicehouse by Gina McLaughlin her attorney in fact
TRACY BICEHOUSE BY GINA McLAUGHLIN
HER ATTORNEY IN FACT

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that GINA McLAUGHLIN, whose name as Attorney in Fact for DANIEL BICEHOUSE AND TRACY BICEHOUSE is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 9th day of Sept, 2013.

Notary Public

Commission Expires 8-7-2014

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, Gardendale, AL 35071

20130911000368660 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Lot 2947, according to the Map of Highland Lakes, an Eddleman Community, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33-B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument No. 1996-1753, and further amended in Inst. # 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Instrument # 20051229000667390, in the Probate Office of Shelby county, Alabama (whic, together with all amendments thereto , is hereafter collectively referred to as, the "Declaration")



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Real Estate Sales Validation Form

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

Grantor's Name Daniel Bicehouse
Tracy Bicehouse
Mailing Address 1021 Columbia Cir
Birmingham, AL 35242

Grantee's Name Kenneth N Benson
Mailing Address 1021 Columbia Cir
Birmingham, AL 35242

Property Address 1021 Columbia Cir
Birmingham AL 35242

Date of Sale 9-4-13
Total Purchase Price \$ 363,900.00

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

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 9-4-13

Print

Michael Galloway

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1