

This instrument was prepared by:
Turk Lamar Bence as Personal Representative
of the Estate of Charles Lamar Bence
3043 Huntington Trl.
Hoover, AL 35216

Send Tax Notice
To: Cheryl Babette Bence
1024 Merion Drive
Calera, AL 35040

20th
65th
65th


20131202000465720 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
12/02/2013 12:16:51 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
} KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY

That in consideration of **One Hundred Ninety Five Thousand Dollars and Zero Cents (\$195,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I/we, **Turk Lamar Bence as Personal Representative of the Estate of Charles Lamar Bence, Deceased, (Jefferson County, Alabama Probate Case #2013-219856), Turk Lamar Bence, A Married Man as an heir of Charles Lamar Bence, Charles Colby Bence, A Married Man as an heir of Charles Lamar Bence, Cheryl Babette Bence, A Single Woman as an heir of Charles Lamar Bence** (herein referred to as grantor one or more) do grant, bargain, sell and convey unto **Cheryl Babette Bence** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:
Lot 36, according to the Survey of The Reserve and Timberline, as recorded in Map Book 34, Page 117 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

The Last Will and Testament of Charles Lamar Bence having been offered for probate in the Probate Court of Jefferson County, Alabama on or about the 6th day of September, 2013, Case #2013-219856 and Letters Testamentary having been granted to Turk Lamar Bence as Personal Representative on the 16th day of September, 2013.

Charles Lamar Bence having died on or about the 21st day of July, 2013. His only spouse, Betty Jean Bence, having died on or about the 27th day of July, 2011.

This property does not constitute the homestead of the grantors or their spouses.

\$130,000.00 of the consideration herein is derived from a purchase money mortgage 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, Turk Lamar Bence as Personal Representative of the Estate of Charles Lamar Bence, who is authorized to execute this conveyance, and we have hereunto set our hands and seals, this 18th day of November, 2013.



Turk Lamar Bence as Personal
Representative of the Estate of Charles
Lamar Bence (Seal)



Turk Lamar Bence, as an heir of Charles
Lamar Bence (Seal)



Charles Colby Bence, as an heir of
Charles Lamar Bence (Seal)

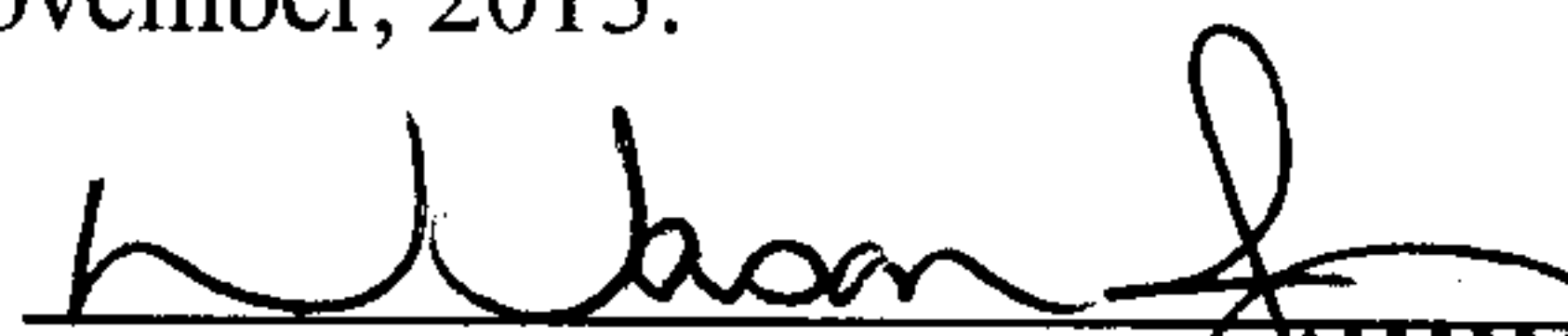


Cheryl Babette Bence, as an heir of
Charles Lamar Bence (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

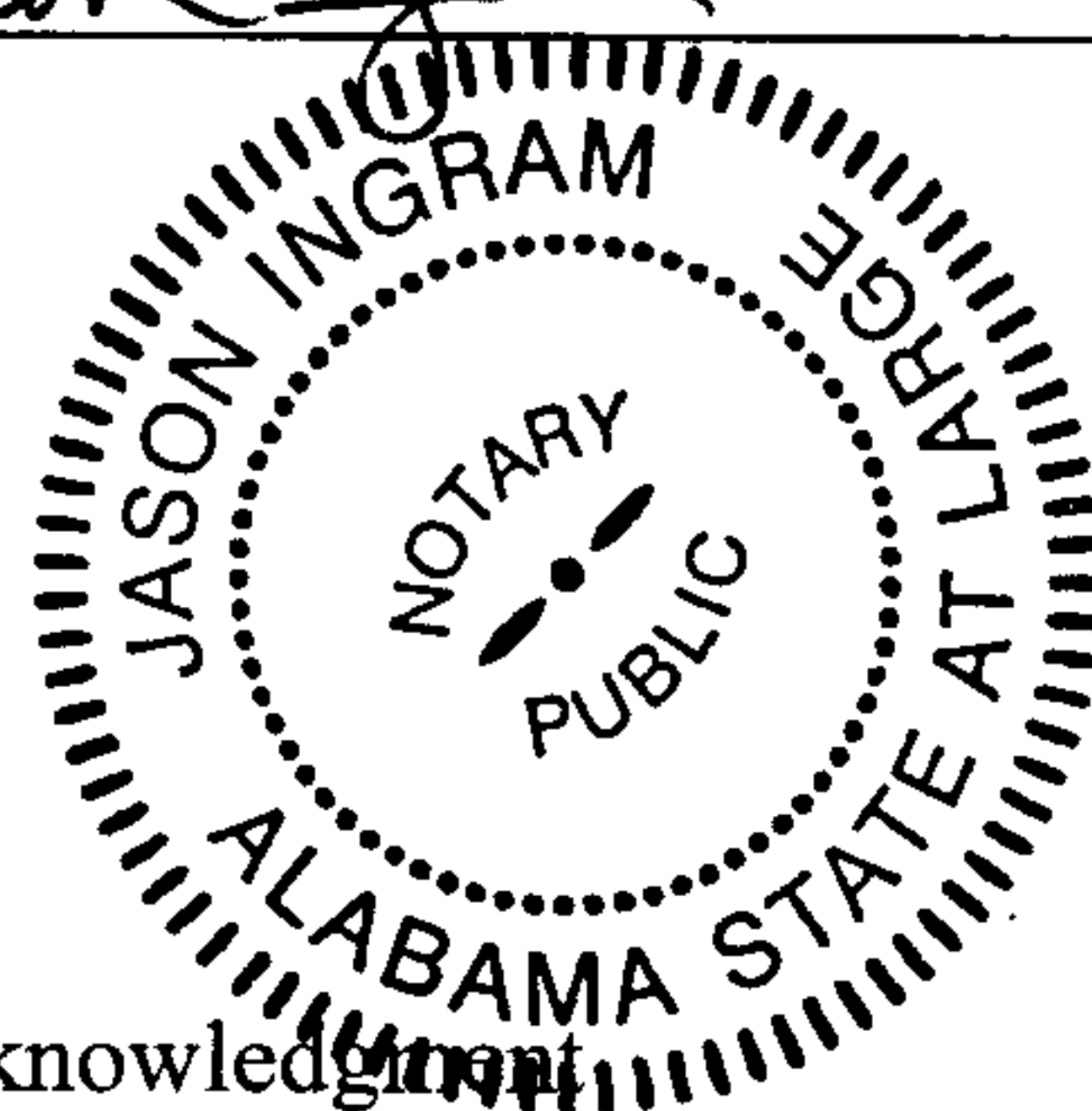
I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Turk Lamar Bence as Personal Representative of the Estate of Charles Lamar Bence, Deceased, (Jefferson County, Alabama Probate Case #2013-219856)** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2013.



Notary Public

My Commission Expires:
W. Jason Ingram
My Commission Expires
July 12, 2015



STATE OF ALABAMA

}

COUNTY OF SHELBY

General Acknowledgment

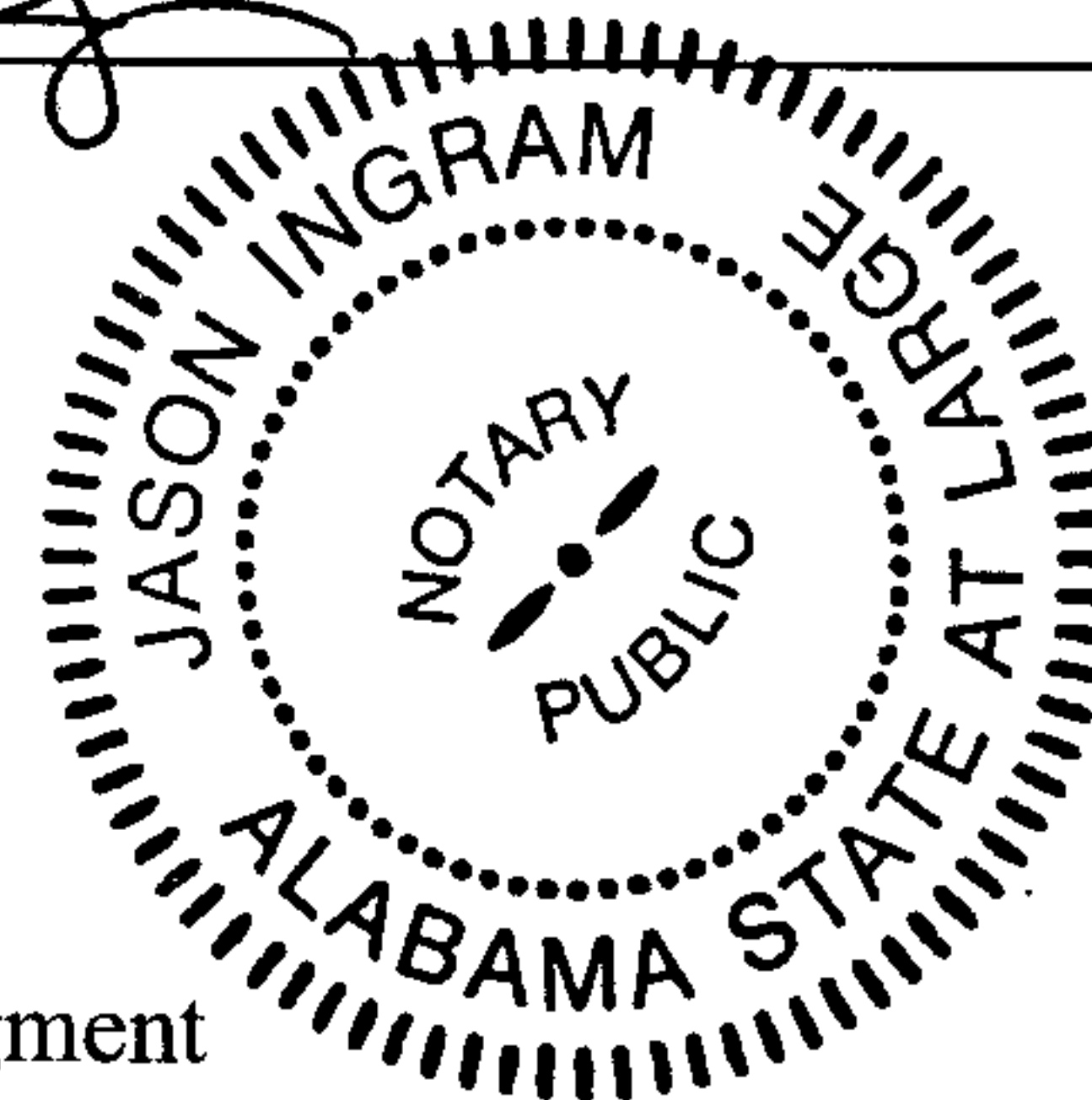
I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Turk Lamar Bence, A Married Man as an heir of Charles Lamar Bence** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of 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 18th day of November, 2013.



Notary Public

My Commission Expires:
W. Jason Ingram
My Commission Expires
July 12, 2015



STATE OF ALABAMA

}

COUNTY OF SHELBY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Cheryl Babette Bence, A Single Woman as an heir of Charles Lamar Bence** 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 18th day of November, 2013.



Notary Public

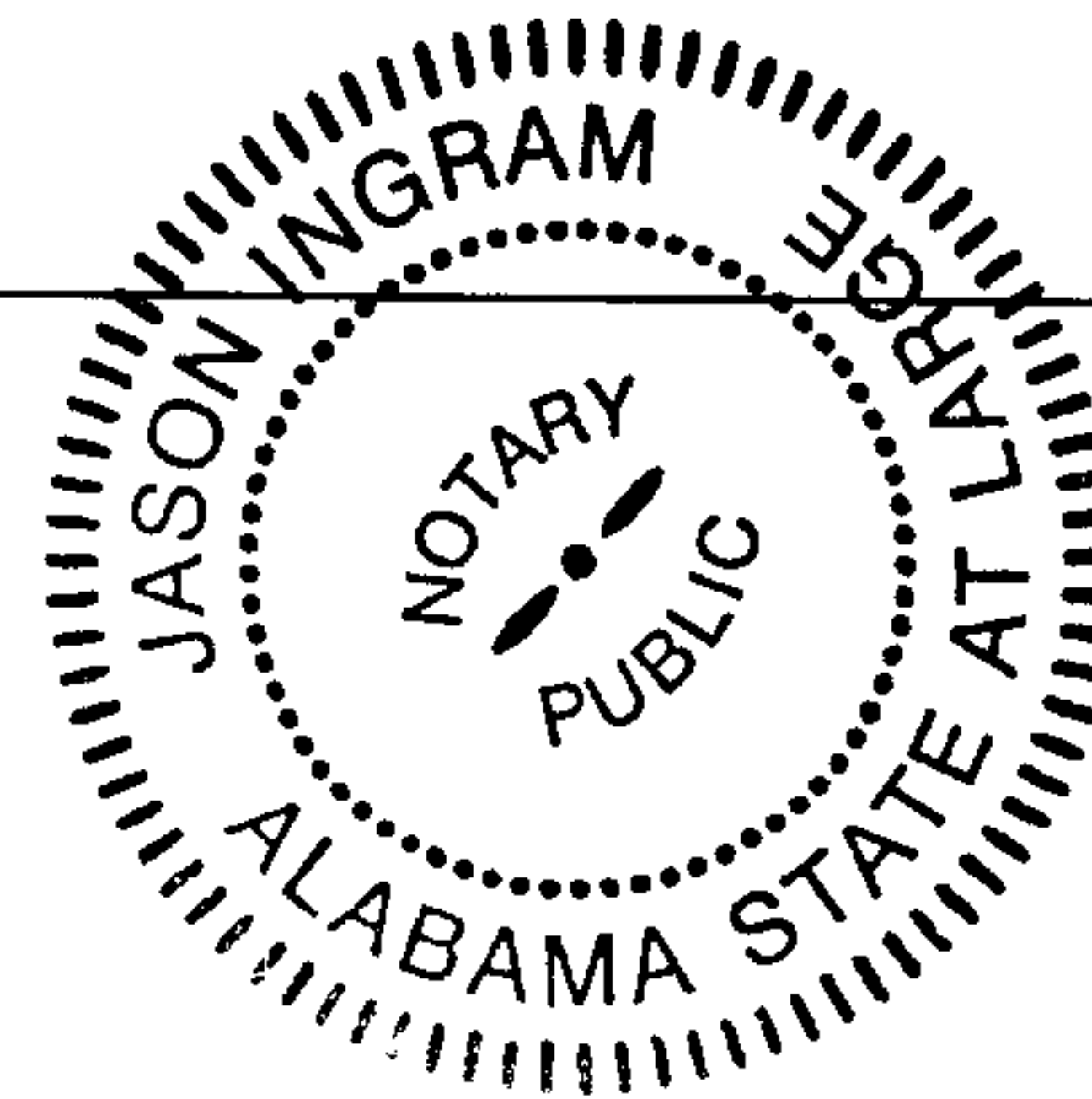
My Commission Expires:
W. Jason Ingram
My Commission Expires
July 12, 2015

STATE OF Texas

}

COUNTY OF Collin

General Acknowledgment



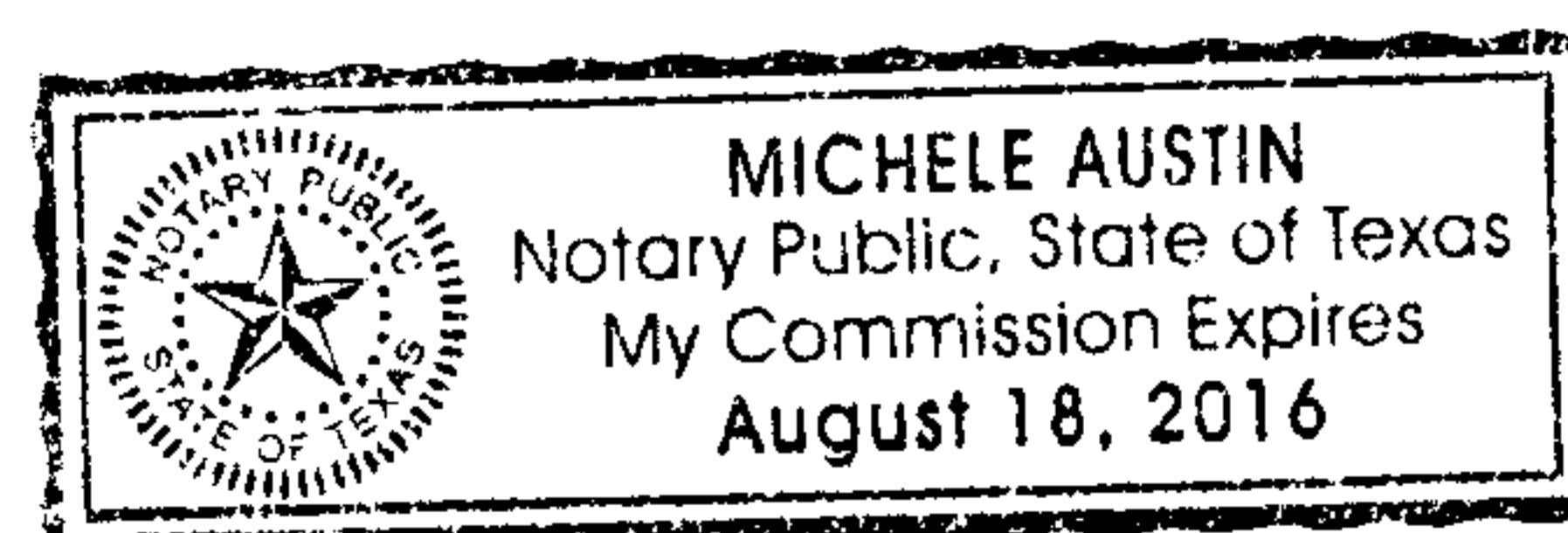
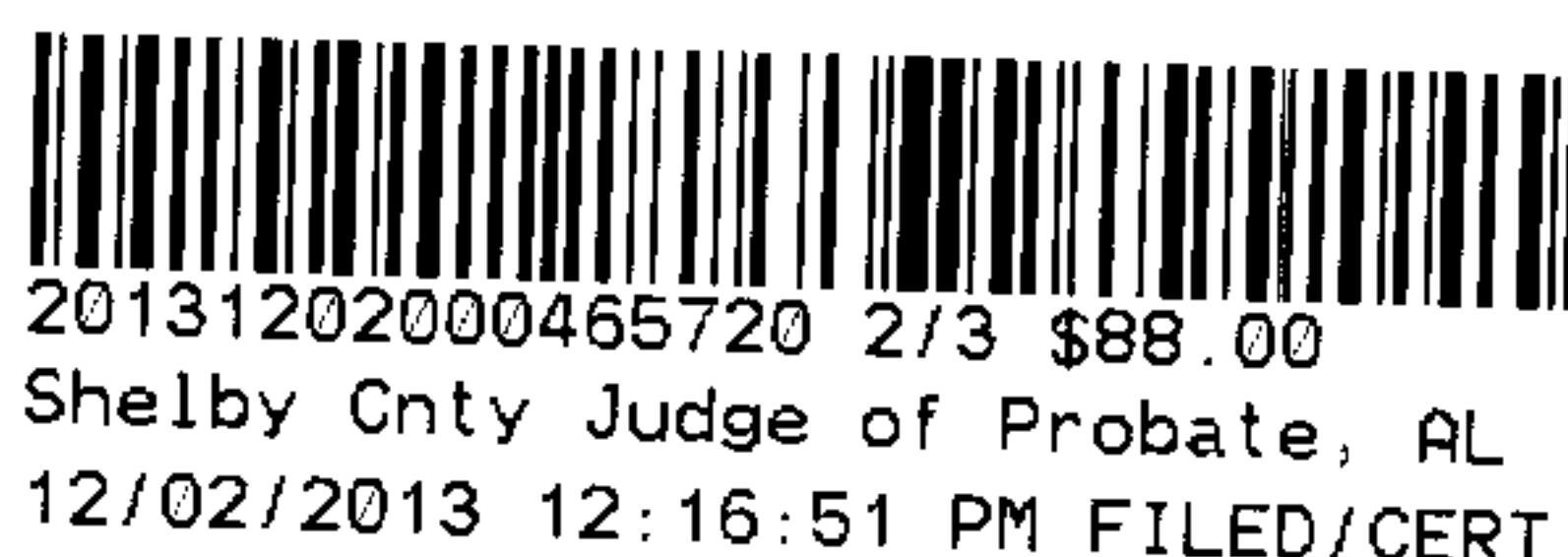
I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Charles Colby Bence, A Married Man as an heir of Charles Lamar Bence** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed 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 19 day of November, 2013.



Notary Public

My Commission Expires: 08-18-16



Real Estate Sales Validation Form

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

Grantor's Name The Estate of Charles L Bence

Grantee's Name Cheryl Babette Bence

Mailing Address 3043 Huntington Trl.
Hoover, Alabama 35040

Mailing Address 300 Golf Drive
Hoover, Alabama 35266

Property Address 1024 Merion Drive
Calera, Alabama 35040

Date of Sale November 18, 2013
Total Purchase Price \$195,000.00

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
X 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 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 November 20, 2013

Print JESSICA C Pugh

____ Unattested

Sign Jessica C Pugh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20131202000465720 3/3 \$88.00
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Form RT-1