

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David Byrd and Sandra Byrd
4242 Hwy. 26
Columbiana, AL 35051

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Thomas W. Benson, as Personal Representative of the Estate of Bettie Jane Benson, deceased, Shelby County Probate Case No. PR2010-000288** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Byrd and Sandra Byrd** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

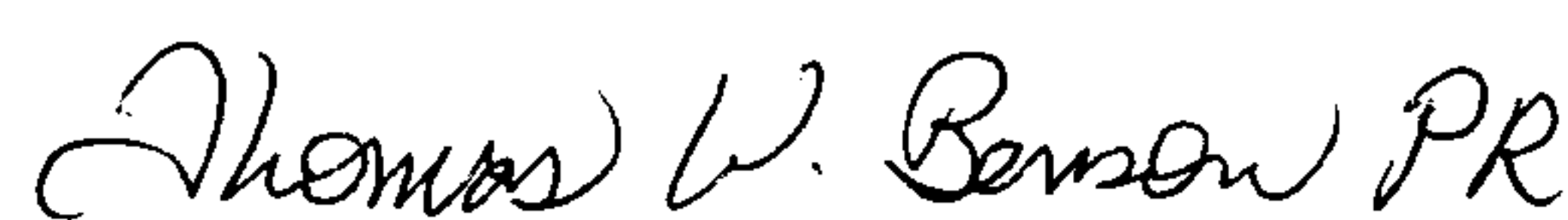
\$95,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

Bettie Jane Benson is the surviving grantee of those certain deeds recorded in Volume 348, Page 581 and Book 6, Page 71, the other grantee, Ted W. Benson, having died on or about September 30, 1991.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor, who is authorized to execute this conveyance, has hereunto set my hand and seal this 10th day of December, 2013.



Thomas W. Benson, as Personal
Representative of the Estate of Bettie Jane
Benson, deceased, Shelby County Probate
Case No. PR2010-000288

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Thomas W. Benson, as Personal Representative of the Estate of Bettie Jane Benson, deceased, Shelby County Probate Case No. PR2010-000288**, 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 this conveyance, he, as such personal representative and with full authority executed the same voluntarily for and as act of said estate.

Given under my hand and official seal this 10th day of December, 2013.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 12/23/2013
State of Alabama
Deed Tax: \$35.00

EXHIBIT "A"

Parcel I


Part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, run in a Northerly direction along the East line of said $\frac{1}{4}$ — $\frac{1}{4}$ Section for a distance of 671.84 feet; thence turn an angle to the left of 87 degrees 15 minutes 07 seconds and run in a Westerly direction for a distance of 1054.06 feet to the point of beginning; thence continue along last mentioned course for a distance of 265.27 feet, more or less, to the Southwest corner of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; of Section 14; thence run in a Northerly direction for a distance of 557.28 feet, more or less, to a point on the Southwest right—of—way line of Shelby County Highway No. 26; thence turn an angle to the right of 122 degrees 26 minutes and run in a Southeasterly direction along said right—of—way line for a distance of 314.20 feet; thence turn an angle to the right of 57 degrees 34 minutes and run in a Southerly direction for a distance of 401.64 feet, more or less, to point of beginning.

Parcel #: 22-6-14-0-000-046.000

Parcel II

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21, Range 2 West, Shelby County, Alabama, more particularly described as follows; Begin at a point where the eastern boundary of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14 is intersected by the Southwesterly right—of—way line of Shelby County Highway No. 26; thence run in a southerly direction along the eastern boundary of said $\frac{1}{4}$ — $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run westerly a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run Northerly parallel with the Eastern boundry of said $\frac{1}{4}$ — $\frac{1}{4}$ section to a point on the southerly right of way line of Shelby County Highway No. 26; thence turn to the right and run easterly and southeasterly along the southern right-of-way line of said Shelby County Highway no. 26 to the point of beginning.

Parcel #: 22-6-14-0-000-040.000


20131223000489510 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
12/23/2013 02:56:40 PM 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 Thomas W. Benson, as Personal
Mailing Address Representative of the Estate of
Bettie Jane Benson
1136 - 10th Ave.
Pleasant Grove, AL 35127

Property Address 4242 Hwy. 26
Columbiana, AL 35051

Grantee's Name David Byrd
Mailing Address Sandra Byrd
4242 Hwy. 26
Columbiana, AL 35051

Date of Sale 12/10/2013
Total Purchase Price \$ 130,000.00

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 _____

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 herein is accurate. I further understand that any false statements claimed on this form are subject to the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


20131223000489510 3/3 \$55.00
Shelby Cnty Judge of Probate, AL
12/23/2013 02:56:40 PM FILED/CERT

Date 12/10/13

Print Kelly B. Furgerson

Unattested _____

(verified by)

Sign Kelly B. Furgerson

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1