

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Shanta Lanette Benson
141 Village Drive
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

*Re-recorded in correct county.

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BILLY J. HAND, JR., Executor of the ESTATE OF BILLY J. HAND, deceased, Probate Case No. PR-2009-000124, and NELDA J. HAND, Trustee of the FAMILY TRUST OF BILLY J. HAND, deceased, Probate Case No. PR-2009-000124** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **SHANTA LANETTE BENSON** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, page 86, in the Probate Office of Shelby County, Alabama.

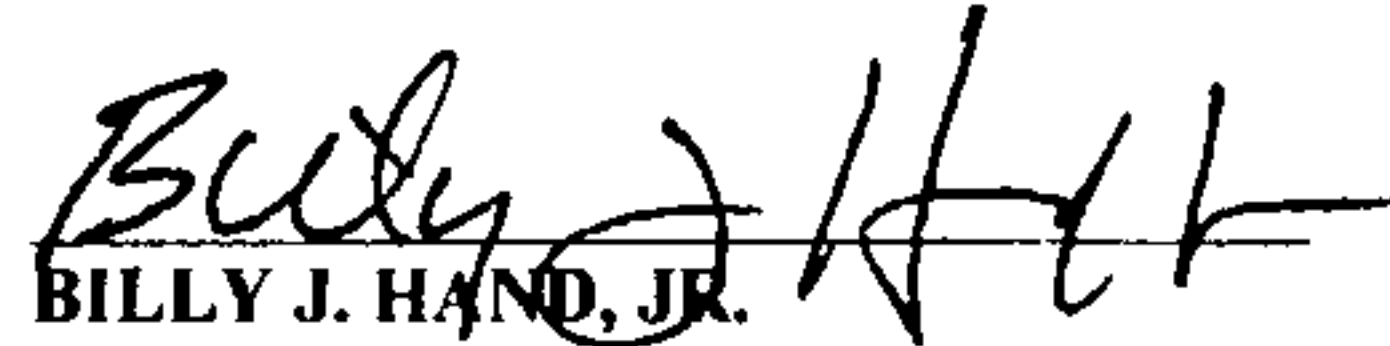
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.


\$112,244.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 26th day of November, 2013.


BILLY J. HAND, JR.
Executor of the ESTATE OF BILLY J. HAND,
Deceased, Probate Case No. PR-2009-000124


NELDA J. HAND
Trustee of the FAMILY TRUST OF BILLY J. HAND,
Deceased, Probate Case No. PR-2009-000124

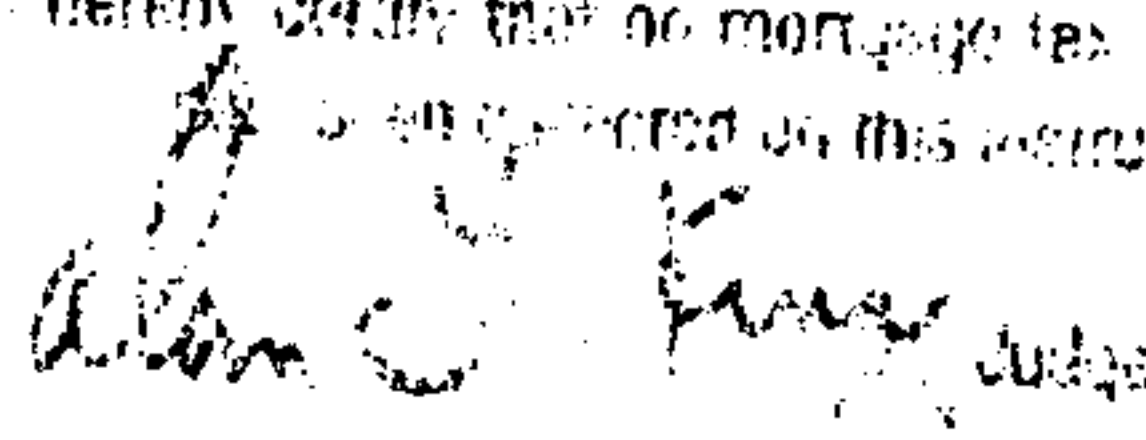
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BILLY J. HAND, JR., as Executor of the ESTATE OF BILLY J. HAND, deceased, Probate Case No. PR-2009-000124, and NELDA J. HAND, Trustee of the FAMILY TRUST OF BILLY J. HAND, deceased, Probate Case No. PR-2009-000124,** whose names are 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 instrument, they, as such Executor and Trustee, respectively, and with full authority, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of November, 2013.

NOTARY PUBLIC
My commission expires:

MALCOLM S. McLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-16-14

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

Judge of Probate
"NO TAX COLLECTED"


20140108000007630 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/08/2014 12:04:49 PM FILED/CERT


20131203001284820 1/2
Bk: LR201320 Pg:2991
Jefferson County, Alabama
I certify this instrument filed on:
12/03/2013 09:16:26 AM D
Judge of Probate- Alan L. King

Real Estate Sales Validation Form

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

Grantor's Name BILLY HAND, JR. and NELDA J. HAND Grantee's Name SHANTA LANETTE BENSON
Mailing Address 141 VILLAGE DRIVE Mailing Address 141 VILLAGE DRIVE
CALERA, AL 35040-5294 CALERA, AL 35040
Property Address 141 VILLAGE DRIVE Date of Sale November 26, 2013
CALERA, AL 35040-5294
Total Purchase Price \$110,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 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 November 26, 2013 Print Malcolm S. McLeod
☐ Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

20131203001284820 2/2
Bk: LR201320 Pg:2991
Jefferson County, Alabama
12/03/2013 09:16:26 AM D
Fee - \$21.00

Total of Fees and Taxes-\$21.00
NICOLE

20140108000007630 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/08/2014 12:04:49 PM FILED/CERT



20140108000007630 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/08/2014 12:04:49 PM FILED/CERT

State of Alabama

Jefferson County

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal

this the 6th day of Jan 2014

Alan L. King

JUDGE OF PROBATE