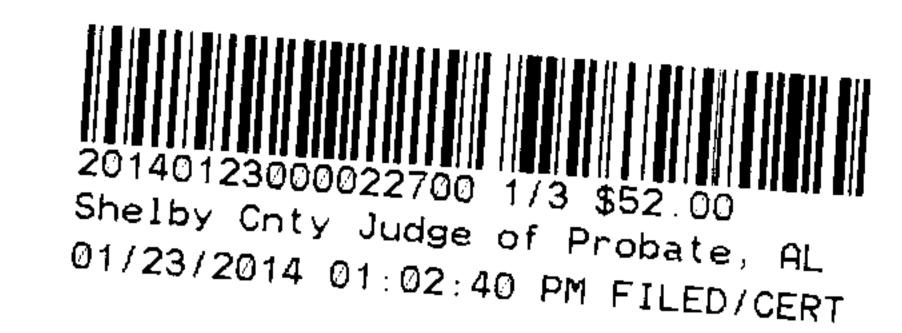
Reli Settlement Solutions, LLC 3595 Grandview Parkway, Suite 600 Birmingham, Alabama 35243

Send tax notice to:

Edmund R. Benson
11. Skepy Hollow Cick

STATE OF ALABAMA Shelby COUNTY



This instrument prepared by: Stewart & Associates, P.C. 3595 Grandview Pkwy, #645 Birmingham, Alabama 35243

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Two Thousand and 00/100 Dollars (\$32,000.00) in hand paid to the undersigned, James McManus, an unmarried man (hereinafter referred to as "Grantor"), by Edmund R. Benson (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 607.76 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to the Point of Beginning; thence continue on said course 148 feet to a point; thence turn right 98 degrees 40 minutes and run Northwesterly 192.21 feet to a point on the Southerly right of way line of Shelby County Highway No. 260, said right of way line lying 40 feet at right angles from the centerline; thence turn right 86 degrees 53 minutes 49 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 7 degrees 33 minutes 37 seconds and run Easterly along and with said right of way line an arc distance of 120.73 feet to a point; thence turn right an angle of 76 degrees 52 minutes 34 seconds from tangent, leaving said highway right of way, and run Southeasterly 170.43 feet to the Point of Beginning, making a closing left interior angle of 90 degrees 00 minutes to the initial course.

Situated in Shelby County, Alabama.

## SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs,

executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the day of Municip. 2014.

James McManus.

STATE OF ALABAMA COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James McManus, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the  $\frac{1}{4}$  day of  $\frac{20 \text{ M}}{4}$ 

(Notary Seal)

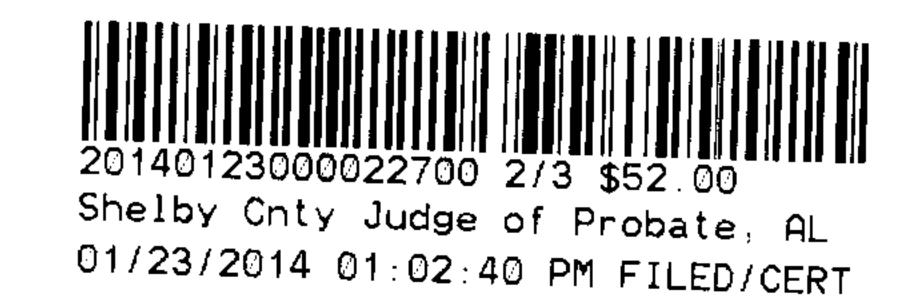
My Comm. Expires

June 12, 2017

Notary Public

Printed Name:

My commission expires:



## 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 McManus	Grantee's Name:	Edmund R. Benson
Mailing Address:	160 Rolling Hills Lane	Mailing Address:	76 Sleepy Hollow Circle
	Morris, AL 35116		Columbiana, AL 35051
Property Address:	Maylene, AL 35114	Assess	Date of Sale: 1/16/2014 Purchase Price \$32,000.00 or Actual Value: \$ or or's Market Value: \$
	r actual value claimed on this form  ne) (Recordation of documentary  t		<del>-</del>
	cument presented for recordation his form is not required.	contains all of the red	quired information referenced BHM 14 00016
	INSTRU	CTIONS	
to property and their	mailing address: provide the name current mailing address.		
to property is being	mailing address: provide the nan conveyed.	ne of the person or pe	rsons to whom interest
Property address: th	ne physical address of the property	y being conveyed, if a	20140123000022700 3/3 \$52.00
Date of Sale: the da	te on which interest to the proper	ty was conveyed.	Shelby Cnty Judge of Probate, AL 01/23/2014 01:02:40 PM FILED/CERT
	the total amount paid for the pure instrument offered for record.	rchase of the property	, both real and personal
conveyed by the inst	property is not being sold, the true rument offered for record. This m the assessor's current market val	nay be evidenced by a	y, both real and personal, being n appraisal conducted by a
excluding current use responsibility of valu	ed and the value must be determine valuation, of the property as detendenting property for property tax purpulation and 1975 § 40-22-1 (h).	ermined by the local of	official charged with the
accurate. I further u	of my knowledge and belief that the nderstand that any false statement and in <u>Code of Alabama 1975</u> § 40	nts claimed on this for	ed in this document is true and may result in the imposition
Date: 1/16/2014		Print: Jennifer Ban	ik
Unattested	(verified by)	Sign ( Grantor / Grante	ee / Owner / Agent ) Circle One

Form RT-1