



20140205000032660 1/2 \$128.50  
Shelby Cnty Judge of Probate, AL  
02/05/2014 09:15:59 AM FILED/CERT

## WARRANTY DEED

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

Send tax notice to:  
George Bennett  
3226 Glasgow Circle  
Birmingham, AL 35242

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred eleven thousand two hundred fifty eight and no/100 (\$111,258.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Beverly Nicole Duke, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **George Bennett** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the address of which is 191 Flagstone Lane, Calera, AL 35040, to-wit:

**Lot 161, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, Page 3, in the Probate Office of Shelby County, Alabama.**

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.

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, I have hereunto set my hand and seal this 21<sup>st</sup> day of January, 2014.

Shelby County, AL 02/05/2014  
State of Alabama  
Deed Tax: \$111.50

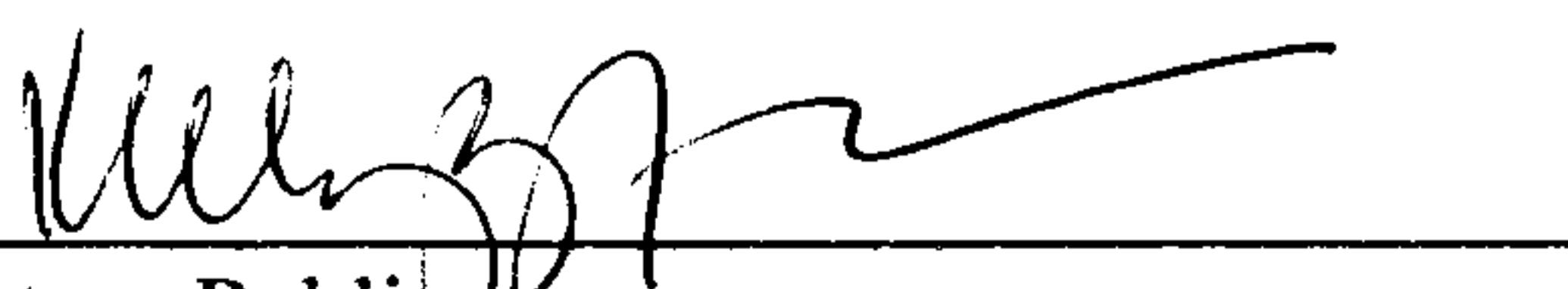
  
Beverly Nicole Duke

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Beverly Nicole Duke, an unmarried woman**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of January, 2014.

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

## Real Estate Sales Validation Form

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

Grantor's Name Beverly Nicole Duke  
Mailing Address 191 Flagstone Lane  
Calera, AL 35040

Grantee's Name George Bennett  
Mailing Address 3226 Glasgow Circle  
Birmingham, AL 35242

Property Address 191 Flagstone Lane  
Calera, AL 35040

Date of Sale 01/21/2014  
Total Purchase Price \$ 111,258.00  
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

  
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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 1/21/14

Print Kelly B. Furgerson

Unattested

Sign

Wells M  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1