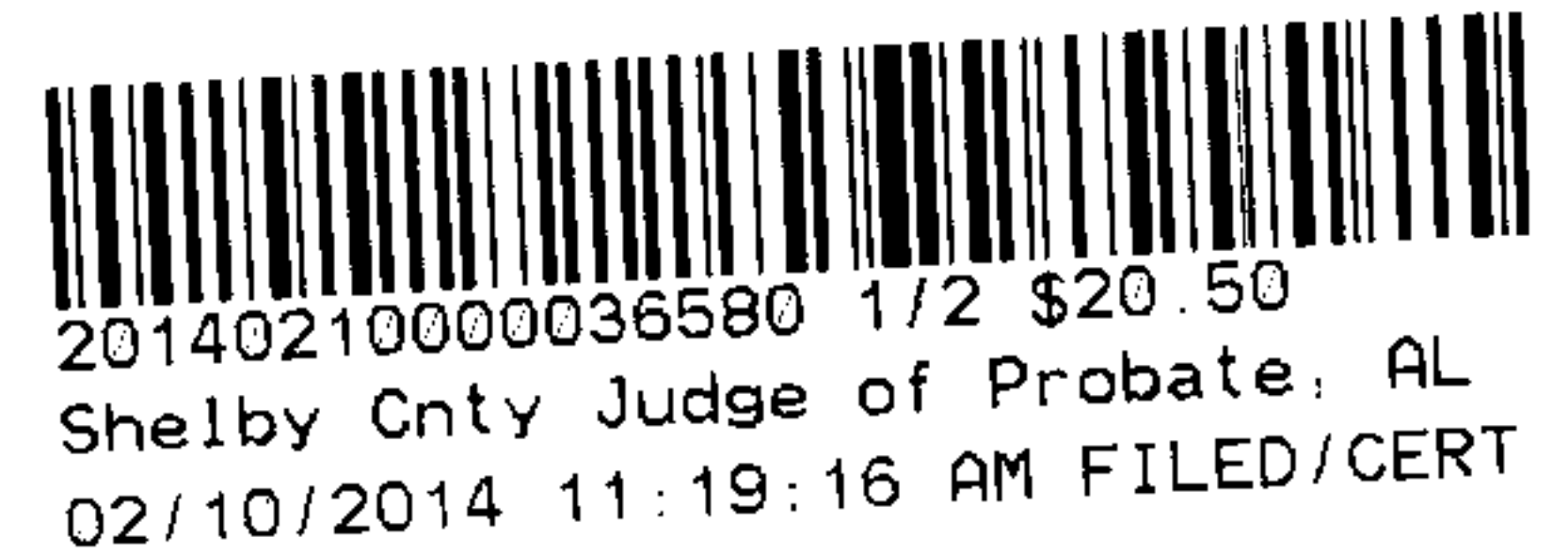


THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:
Richard Allen Bentley/Susan K. Bentley
464 Bentley Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (Gift) and Love and Affection**, the Total Market Value of which is \$3.076.56, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Connie Sue Bentley, unmarried widow of Ray Archer Bentley
whose mailing address is 540 Bentley Road, Columbiana, AL 35051

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Richard Allen Bentley and wife, Susan K. Bentley
whose mailing address is 464 Bentley Road, Columbiana, AL 35051

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is 464 Bentley Road, Columbiana, AL 35051, to-wit:

Lot 1 and Lot 2 of the Bentley Family Subdivision as recorded in Map Book 43, Page 145 in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 1 of the above-said subdivision has previously been conveyed to Grantees who are the current owners of said Lot 1.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of February, 2014.

Connie Sue Bentley (SEAL)
Connie Sue Bentley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Connie Sue Bentley**, 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 10 day of February, 2014.

Shelby County, AL 02/10/2014
State of Alabama
Deed Tax: \$3.50

Paula Head (SEAL)
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Connie Sue Bentley
Mailing Address 540 Bentley Road
Columbiana, AL 35051

Grantee's Name Richard Allen Bentley
Mailing Address 464 Bentley Road
Columbiana, AL 35051

Property Address 464 Bentley Road
Columbiana, AL 35051

Date of Sale 02-10-2014
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 3,076.56

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 Based on Total Market Value on file in the
Office of the Shelby County Property Tax Commissioner

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

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 02-10-2014

Print Connie Sue Bentley

☒ Unattested

(verified by)

Sign

Connie Sue Bentley
(Grantor/Grantee/Owner/Agent, circle one)

Form RT-1

20140210000036580 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
02/10/2014 11:19:16 AM FILED/CERT