

STATE OF ALABAMA)
COUNTY OF Shelby)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE DOLLAR (\$1.00) or other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned IONE P. BENNETT and OSWARD D. BENNETT hereby remises, releases quitclaims, grants, sells, and conveys to THOMAS GRADY PAYNE, SR. and GLORIA JEAN PAYNE (hereinafter referred to as "Grantee") all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, commonly known as 845 Daventry Lane, Calera, Alabama 35040, to wit:

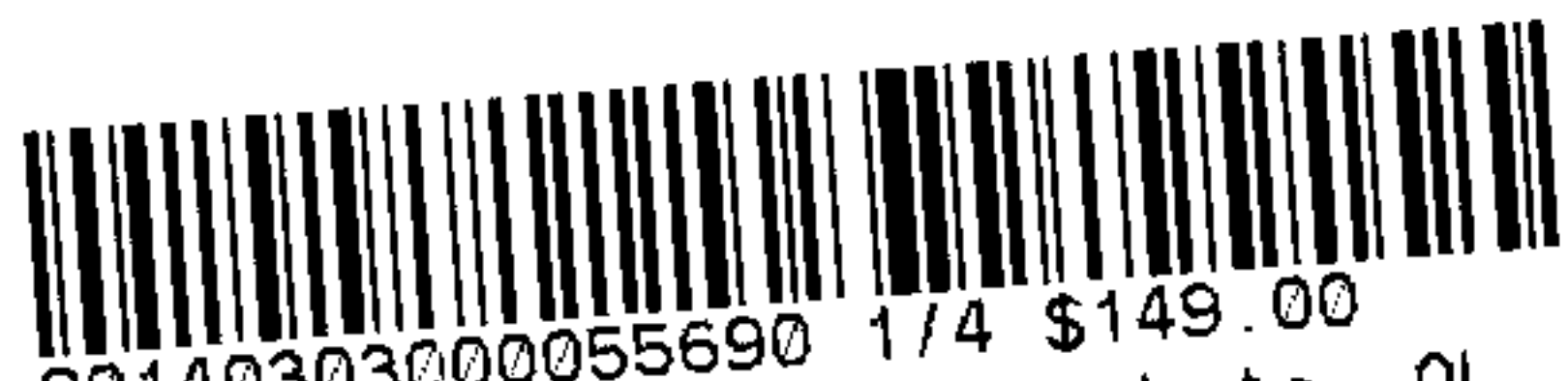
Lot 96, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

To have and to hold the said Grantee forever:

IN WITNESS THEREOF, the undersigned hereto sets his/her hand and seal, this the 28 day of February 2014.



IONE P. BENNETT


20140303000055690 1/4 \$149.00
Shelby Cnty Judge of Probate: AL
03/03/2014 08:57:33 AM FILED/CERT

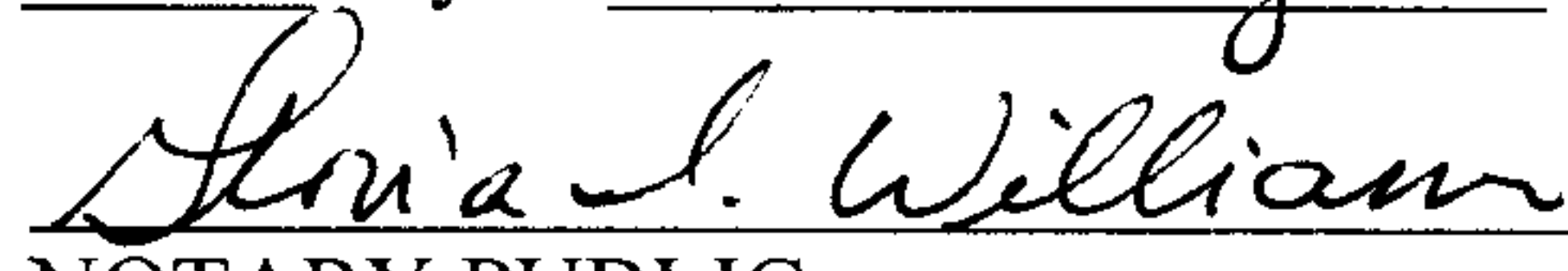


OSWARD D. BENNETT

STATE OF ALABAMA)
COUNTY OF Shelby)

I the undersigned Notary Public in and for said County and State, hereby certify that **IONE P. BENNETT and OSWARD D. BENNETT**, 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 conveyance, they executed the same voluntarily.

GIVEN under my hand and seal this the 28 day of February 2014.



NOTARY PUBLIC
My Commission Expires: 4-5-15

This Document prepared by:
BRADFORD J. GRIFFIN, ESQUIRE
LAW OFFICES OF VICKERS & WHITE, P.L.L.C.
428 South Lawrence Street
Montgomery, AL 36104

Shelby County, AL 03/03/2014
State of Alabama
Deed Tax: \$126.00

The preparer acted as scrivener only; no title search has been conducted on the subject property.

2004112000622430 Pg 1/1 58 00
Shelby Cnty Judge of Probate AL
11/12/2004 13 21 00 FILED/CERTIFIED

**CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
O.D. Bennett and Ione Bennett
845 Daventry Lane
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of One hundred twenty two thousand and no/100 (\$122,000.00) to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Stone Valley Homes, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **O.D. Bennett and Ione Bennett** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 96, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted

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

\$35,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 **Stone Valley Homes, LLC**, by Michael McKay, its Member, who is authorized to execute this conveyance, has hereunto set and seal(s) this 3rd day of November, 2004.



Stone Valley Homes, LLC
By: Michael McKay
Its: Member


**STATE OF ALABAMA
COUNTY OF SHELBY**

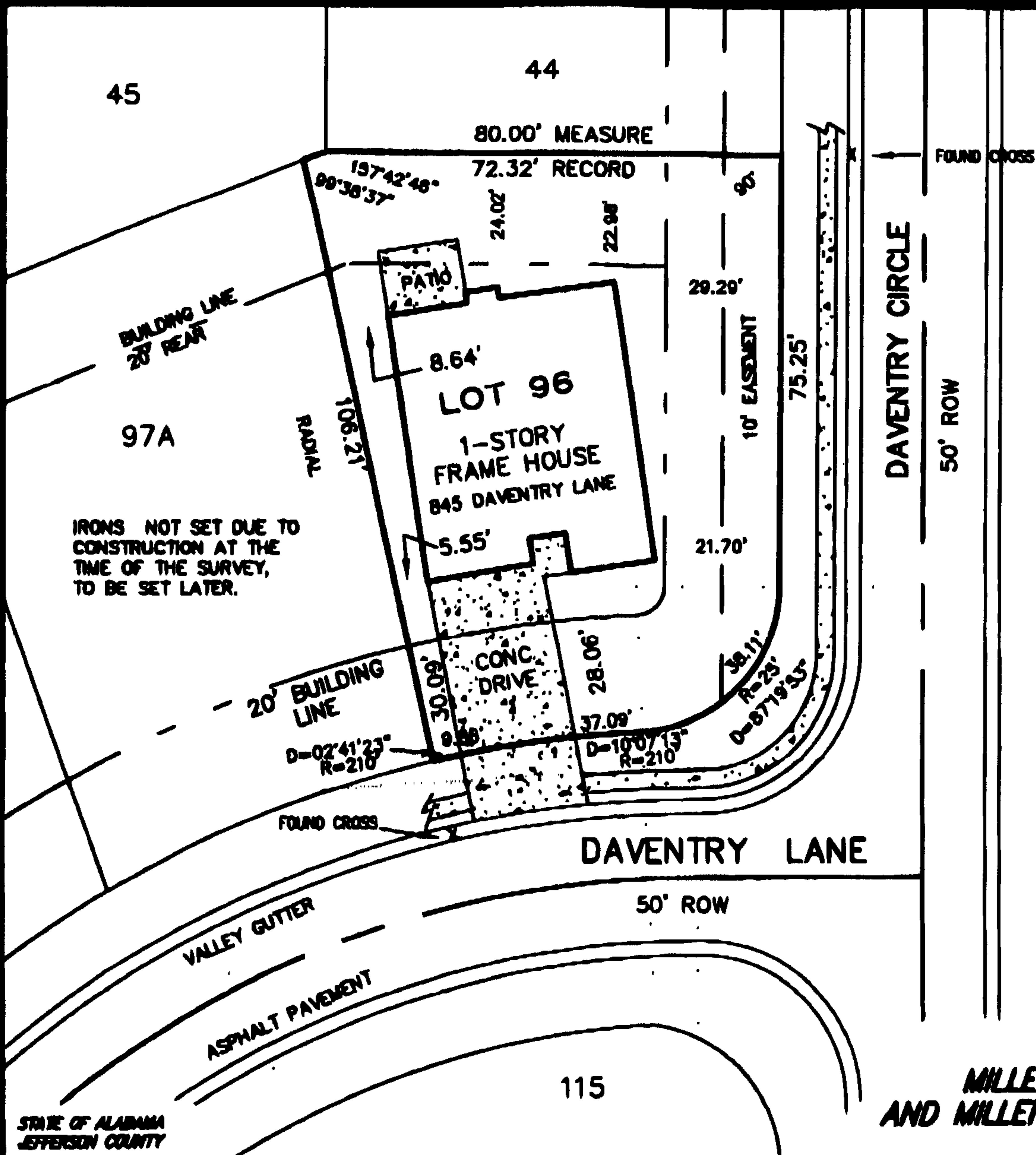
I. B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that Michael McKay, whose name as Member of **Stone Valley Homes, LLC**, a limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal, this 3rd day of November, 2004.



Notary Public
My Commission Expires: 02-25-05


20140303000055690 2/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/03/2014 08:57:33 AM FILED/CERT



20140303000055690 3/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/03/2014 08:57:33 AM FILED/CERT

DESIGNED BY
**MILLER, TRIPLETT
AND MILLER ENGINEERS, INC.**

STATE OF ALABAMA
JEFFERSON COUNTY

I, JOSEPH A. MILLER, II, A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF:

LOT 96 DAVENTRY SECTOR 2 PHASE 2

AS RECORDED IN MAP BOOK 29, PAGE 32, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A MORTGAGE LOAN CERTIFICATE SURVEY OR MORTGAGE LOAN CLOSING SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL NUMBER 010101 0135 D DATED: SEPTEMBER 16, 1982, THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

THE CORRECT STREET ADDRESS IS: 845 DAVENTRY LANE, CALERA, ALABAMA 36840

FEMA PANEL: # 010101 0135 D DATED: SEPTEMBER 16, 1982

DATE: OCTOBER 22, 2004
INVOICE NO. 35818
ORDERED BY: TERESA STANL 10-13-04
OWNER: BENNETT
FIELD FILE: DAVENTRYLONG & FIS
SURVEYOR AND FIELD WORK DATE: 10-10-04
ATTORNEY: CHRIS BATES
FILED: LOT 96/CERTS/PLATS/FOUNDATIONS
DRAWN BY: JEC

JOSEPH A. MILLER, II, P.E. & L.S. NO 17084
3209 7th AVENUE SOUTH
BIRMINGHAM, ALABAMA 35233
TELEPHONE (205) 320-0114



SCALE: 1" = 30'

Real Estate Sales Validation Form

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

Grantor's Name Ione Bennett
Mailing Address 845 Davenport Ln
Calera 35040

Grantee's Name Thomas Payne / Gloria Payne
Mailing Address 841 Davenport Ln
Calera 35040

Property Address 845 Davenport Ln
Calera 35040

Date of Sale 2/28/14
Total Purchase Price \$ _____



20140303000055690 4/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/03/2014 08:57:33 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 125,600.

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 tax office

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 3/3/14

Print Gloria Jean Payne

☒ Unattested (signature)
(verified by)

Sign (signature)
(Grantor/Grantee/Owner/Agent) circle one