

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: Benson

Send Tax Notice To: Spring Creek Properties, LLC

AL

2125 Arbor Hill Pkwy
Hoover, AL 35244

WARRANTY DEED



20140702000199570 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/02/2014 10:41:53 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Benson Family, LLC** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Spring Creek Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, ALABAMA, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$300,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of June, 2014.

Benson Family, LLC (Parcel 1)

By:

As: Managing Member

State of Alabama

County of Shelby

I, ~~Mike T. Atchison~~

Janet F. Parson
Betty Donogh as Managing Member of Benson Family, LLC (Parcel 1), whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2014.

Janet F. Parson
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

Shelby County, AL 07/02/2014
State of Alabama
Deed Tax: \$100.00

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama; thence S $04^{\circ}52'01''$ E, a distance of 1932.03' to the point of beginning; thence N $78^{\circ}53'44''$ E, a distance of 194.01'; thence S $25^{\circ}58'21''$ E, a distance of 177.97'; thence S $65^{\circ}04'11''$ W, a distance of 213.04'; thence N $58^{\circ}31'51''$ W, a distance of 71.53' to a non-tangent curve to the left, having a radius of 3025.00, a central angle of $03^{\circ}19'39''$, and subtended by a chord which bears N $04^{\circ}36'32''$ W, and a chord distance of 175.66'; thence along the arc of said curve, a distance of 175.68' to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Benson Family, LLC (Parcel 1)
Mailing Address 3990 Hwy 47
Shelby, AL 35143

Grantee's Name Spring Creek Properties, LLC
Mailing Address 2125 Arbor Hill Pkwy
Hoover, AL 35244

Property Address 4155 Highway 47 South
Shelby, AL 35143

Date of Sale June 26, 2014
Total Purchase Price \$400,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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 June 24, 2014

Print Betty Dorough
Sign Betty Dorough Managing Member
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

[Signature]
(verified by)

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