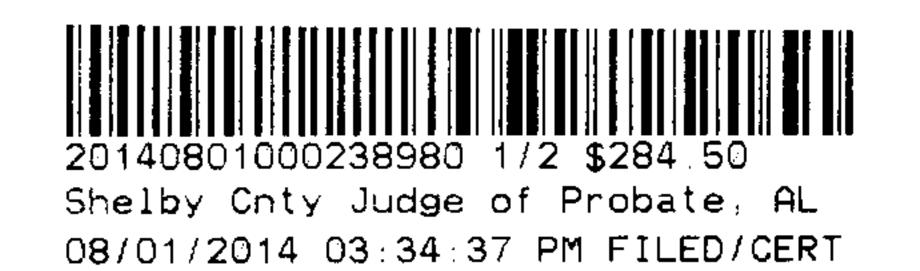
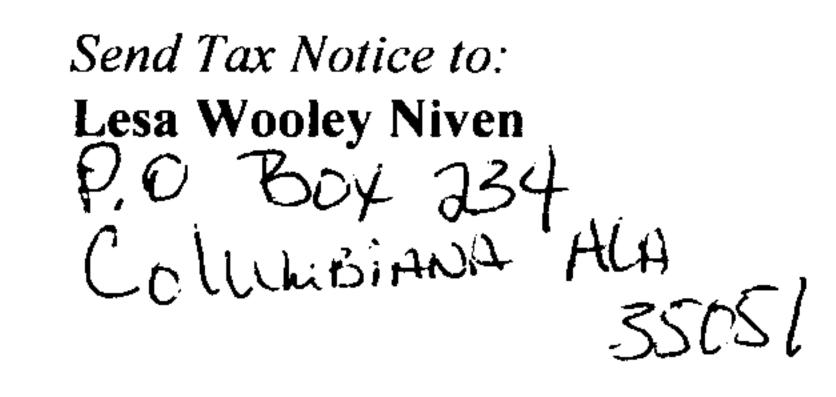
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051





WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration Two Hundred Sixty Seven Thousand Two Hundred Dollars and Zero Cents (\$267,200.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Lesa Wooley Nivens and husband, Barry P. Benefield (herein referred to as Grantor) grant, bargain, sell and convey unto Lesa Wooley Nivens and Barry P. Benefield (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 7, according to the Survey of Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2014.
- 2. Easements, restrictions, rights of way, and permits of record.

Lesa Wooley Nivens is the surviving grantees in Instrument # 2005080200039122. The other grantee, Mary N. Wooley, is deceased having died on June 25, 2014.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 /h day of July, 2014.

Lesa Wooley Nivens Barry P. Benefield

> Shelby County, AL 08/01/2014 State of Alabama

Deed Tax: \$267.50

STATE OF ALABAMA) **COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Lesa* Wooley Nivens and Barry P. Benefield, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21/2 day of JW9

My Commission Expires ATCH.

Real Estate Sales Validation Form

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

Mailing Address Property Address Property Address Type Hicken Ridge Chelsea at 350013 The purchase Price or Actual value claimed on this form can be verified in the following documentary evidence is not required. The purchase price or actual value claimed on this form can be verified in the following documentary evidence is not required. The purchase price or actual value claimed on this form can be verified in the following documentary evidence is not required. Appraisal	Grantor's Name	esa Nooled Alivens	Grante	ee's Name	Lesa Wool	ul Nivens	
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Form RT-1