

This Instrument was Prepared by:

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

File No.: S-14-21693

Send Tax Notice To: Judith A. Bennett

AL

139 L+m Trce  
Shelby AL 35143

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Lawrence O. Wright and Barbara M. Wright**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Judith A. Bennett**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Tract 3, LINCOLN'S SURVEY as recorded in Map Book 24, Page 84, in the Office of the Judge of Probate, Shelby County, Alabama. Formerly known as Lot No. 10, according to the Map and Survey of Murphy's Fishing Camp located in the East 1/2 of the SE 1/4 of Section 2, Township 24 Range 15 East, Shelby County, Alabama, said map being recorded in Map Book 3, Page 72, in said Probate Office.

**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.**

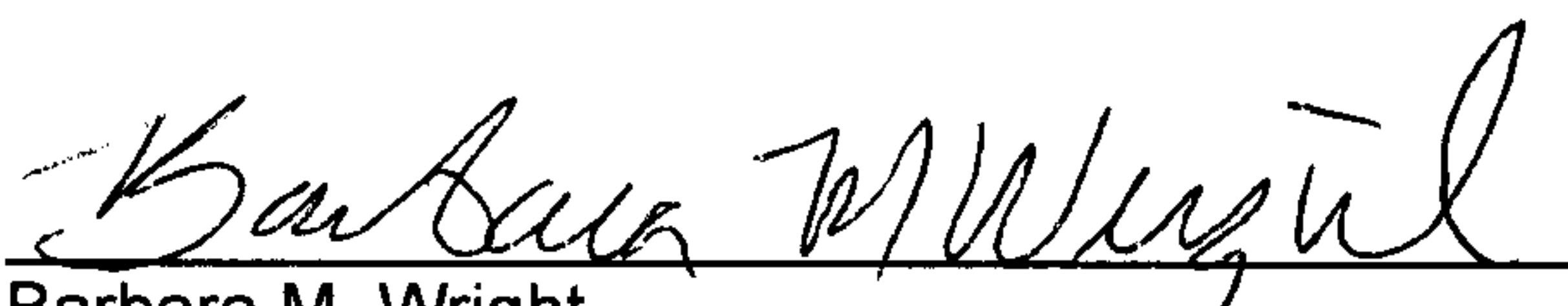
**\$168,367.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 17th day of November, 2014.

  
Lawrence O. Wright

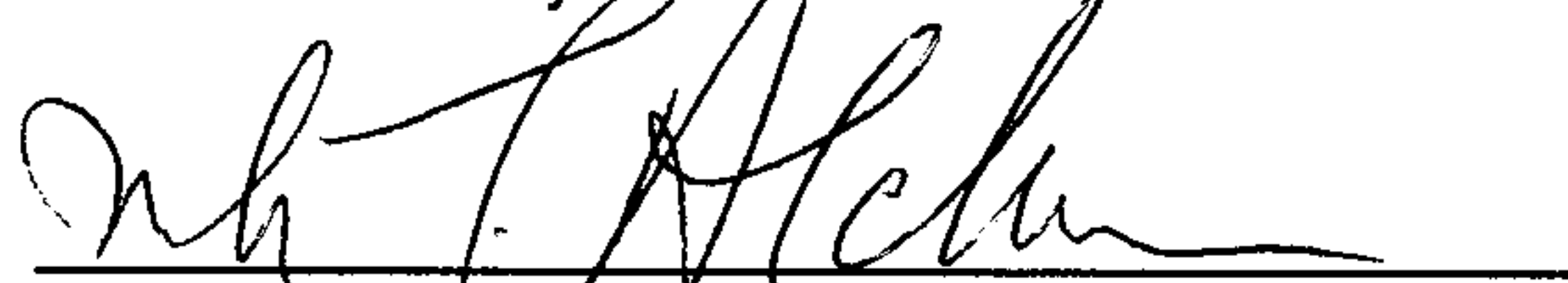
  
Barbara M. Wright

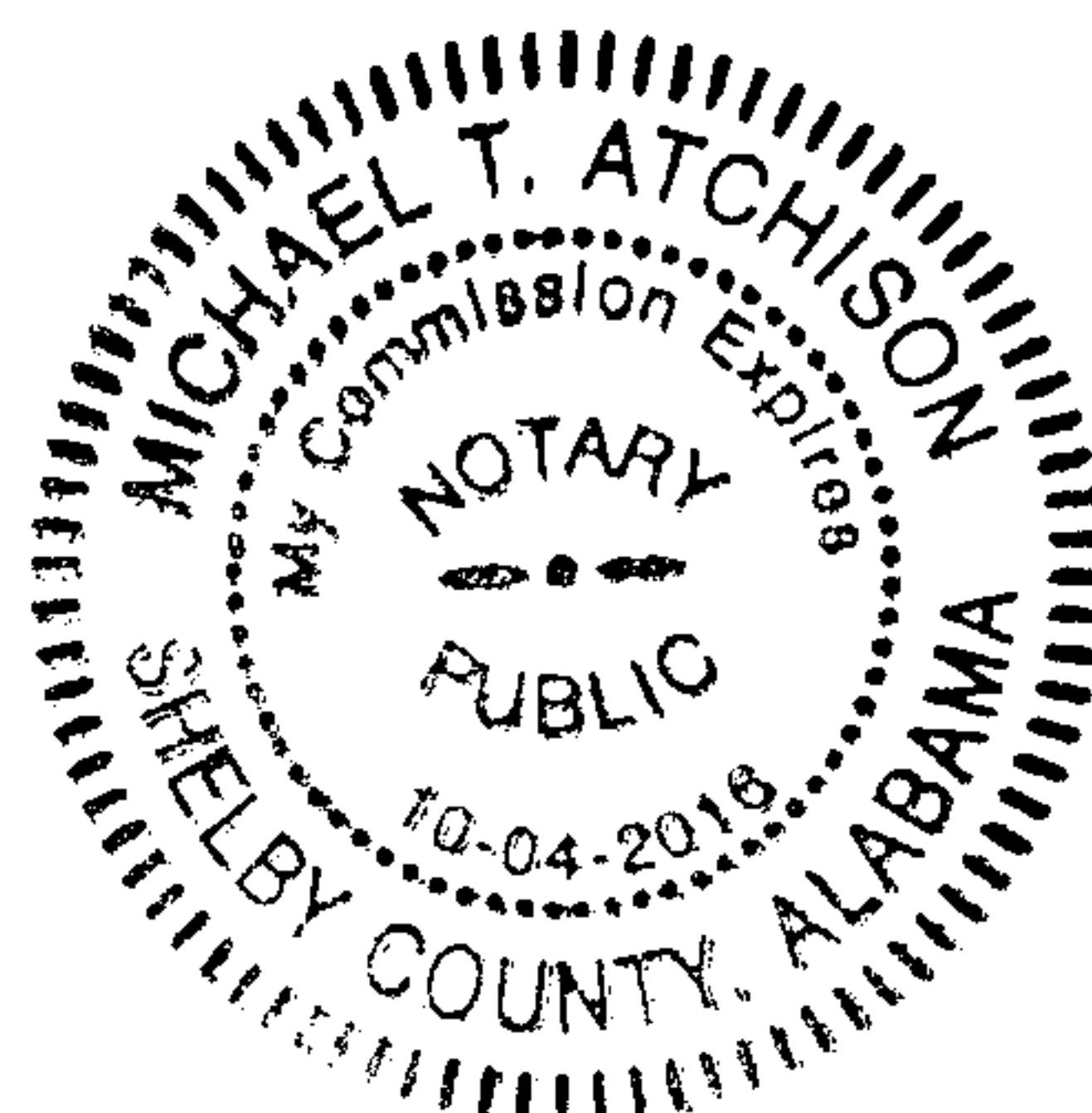
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lawrence O. Wright and Barbara M. Wright, 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 17th day of November, 2014.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



  
20141119000364820 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/19/2014 03:51:09 PM FILED/CERT

## Real Estate Sales Validation Form

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

|                  |                                                       |                         |                                                    |
|------------------|-------------------------------------------------------|-------------------------|----------------------------------------------------|
| Grantor's Name   | Lawrence O. Wright<br>Barbara M. Wright               | Grantee's Name          | Judith A. Bennett                                  |
| Mailing Address  | <u>40 Summerwind Dr</u><br><u>Cedar town Ga 30125</u> | Mailing Address         | <u>139 L and M Trace</u><br><u>Shelby AL 35143</u> |
| Property Address | <u>139 L and M Trace</u><br><u>Shelby, AL 35143</u>   | Date of Sale            | <u>November 17, 2014</u>                           |
|                  |                                                       | Total Purchase Price    | <u>\$165,000.00</u>                                |
|                  |                                                       | or                      |                                                    |
|                  |                                                       | Actual Value            | <u></u>                                            |
|                  |                                                       | or                      |                                                    |
|                  |                                                       | Assessor's Market Value | <u></u>                                            |

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)

|                               |                       |
|-------------------------------|-----------------------|
| <u>    </u> Bill of Sale      | <u>    </u> Appraisal |
| <u>xx</u> Sales Contract      | <u>    </u> Other     |
| <u>    </u> Closing Statement |                       |

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 November 17, 2014

     Unattested

AL

(verified by)

Print

Mike T. Atkinson

Sign

Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one



20141119000364820 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1