

This Instrument was Prepared by:

Send Tax Notice To: Alyson Owens

13645 Co Rd 42  
Shelby AL 35143

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

File No.: MV-15-22087

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Estate of Lola M. Benson, Probate Case #2012-0693, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alyson Owens**, (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 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** 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 24th day of April, 2015

*Jonathan L. Benson*  
Representative of Estate of Lola M. Benson

Estate of Lola M. Benson, Probate Case  
#2012-0693, Shelby County, Alabama

20150427000136640 1/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 02:29:35 PM FILED/CERT

**By: Jonathan L. Benson as Personal Representative**

Shelby County, AL 04/27/2015  
State of Alabama  
Deed Tax: \$65.00

State of Alabama

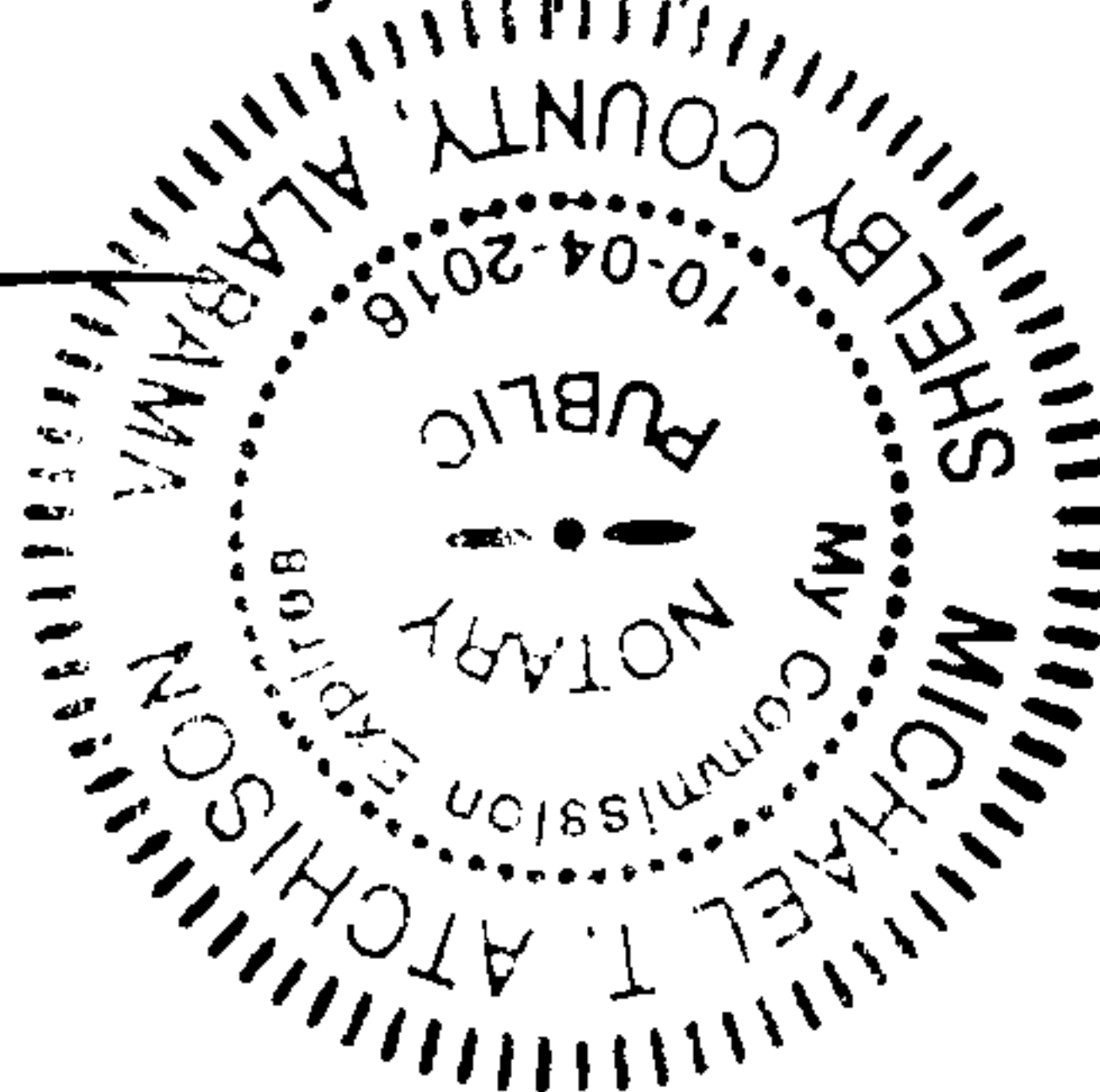
County of Shelby

I, **Mike T. Atchison**, a Notary Public in and for the said County in said State, hereby certify that **Jonathan L. Benson, Personal Representative of the Estate of Lola M. Benson, Probate Case #2012-0693, Shelby County, Alabama**, 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 24th day of April, 2015.

*Mike T. Atchison*  
Notary Public, State of Alabama

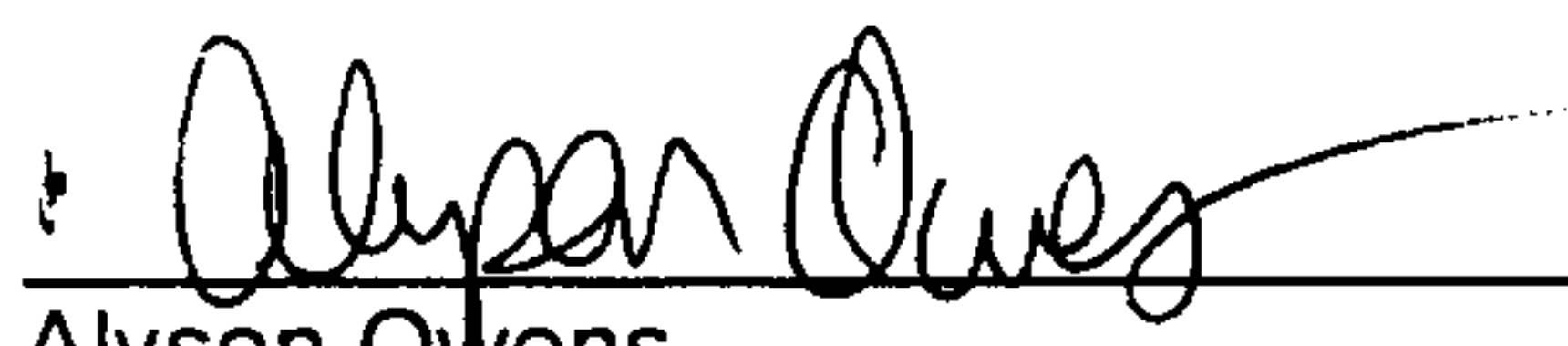
My Commission Expires: 10/4/2016




## EXHIBIT "A"

### SURFACE RIGHTS ONLY:

That part of the NW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: To find the point of beginning start at the Northwest corner of said 1/4-1/4 section and run in an Easterly direction and along the North boundary of said 1/4-1/4 section for a distance of 721.34 feet to point of beginning of the property described herein; thence continue in an Easterly direction and along the North boundary of said 1/4-1/4 section for a distance of 169.13 feet to its intersection with the West right of way margin of Alabama Highway #145, 120 feet from centerline; thence with a deflection angle of 110 degrees 06 minutes 54 seconds right run in a Southwesterly direction and along said West right of way margin for a distance of 3.69 feet to a concrete right of way monument at Station 337+00; thence with a deflection angle of 2 degrees 13 minutes 18 seconds left, continue in a Southwesterly direction and along said West right of way margin for a distance of 136.32 feet to the P.T. Station 335+64.13, said point being 115 feet from centerline; thence with a deflection angle of 2 degrees 32 minutes 01 second right; continue in a Southwesterly direction and along said West right of way margin for an arc or chord distance of 310.87 feet to Station 332.52, 115 feet from centerline; thence with a deflection angle of 40 degrees 18 minutes 10 seconds right, continue in a Southwesterly direction for a distance of 129.27 feet to Station 144+77 on the North right of way margin of Shelby County Road #42, 40 feet from centerline; thence with a deflection angle of 52 degrees 40 minutes 44 seconds right run in a Northwesterly direction and along said North right of way margin for a distance of 106.32 feet to a point; thence with a deflection angle of 90 degrees 00 minutes 00 seconds right run in a Northeasterly direction for a distance of 485.43 feet to the point of beginning. LESS AND EXCEPT all oil, gas, mineral and mining rights reserved in Gulf States Paper Corporation by that certain deed dated April 20, 1982 and recorded in Deed Book 339, Page 327 in Probate Office of shelby County, Alabama.

  
Alyson Owens

  
20150427000136640 2/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 02:29:35 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 Estate of Lola M. Benson, Probate Case #2012-0693, Shelby County, Alabama
Mailing Address 3305 ALWAY 22 EAST Verbena, AL
Property Address 13645 Hwy.42 Shelby, AL 35143
Grantee's Name Alyson Owens
Mailing Address 13645 Hwy 42 Shelby AL 35143
Date of Sale April 24, 2015
Total Purchase Price 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 (checked)
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 April 23, 2015
Unattested
AC (verified by)
Print Mike T. Atchison
Sign (Signature) (Grantor/Grantee/Owner/Agent) circle one

