

STATE OF ALABAMA

CITY OF PELHAM, COUNTY OF  
SHELBY

## Warranty Deed

**Know all Men by these Presents:** That, in consideration of One Hundred Forty Three Thousand One Hundred and No/100ths Dollars (\$143,100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KIMBERLY J. BENEFIELD AND HUSBAND, JAMES R. BENEFIELD** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **DEBORAH B. GORDON** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 171, according to the Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, page 105, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. Building Setback line of 10 feet reserved from Highview Cove, as shown per plat.
2. Utility easements as shown by recorded plat, including, 5 feet along Highview Cove and an easement of varying width on the southeasterly side.
3. Restrictions, covenants, and conditions as set out in Inst. No. 2001-40042, Inst. No. 20030522000218000, Inst. No. 20030522000318010, Inst. No. 20040224000094790, and Inst. No. 20041116000629310, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Restrictions, limitations and conditions as set out in Plat Book 33, page 105, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102, page 200, Deed Book 102, page 202, and Deed Book 187, page 53, in Probate Office.
6. Right(s)-of-Way(s) granted to South Central Bell, as set out in Real 12, page 150, in the Probate Office.
7. Easement(s) granted to Alabaster Water & Gas Board as set out in Minutes Book 32, page 669, in the Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 119, page 83, in Probate Office.
9. Condemnation for public road as referred to in Real 400, page 137, in Probate Office.
10. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway, and entrance.
11. Grant of Easements as recorded by Inst. No. 2000-00913, in Probate Office.

\$ 93,100.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 19th day of May, 2015.

<u><i>E. R. Daugherty</i></u> WITNESS	<u><i>Kimberly J. Benefield</i></u> {L.S.} <b>Kimberly J. Benefield</b>
<u><i>E. R. Daugherty</i></u> WITNESS	<u><i>James R. Benefield</i></u> {L.S.} <b>James R. Benefield</b>

STATE OF Georgia  
COUNTY OF Gilmer

I, the undersigned notary public, in and for said county and state, hereby certify that **Kimberly J. Benefield and James R. Benefield**, 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 on the day the same bears date.

Given under my hand and seal this 18th day of May, 2015.

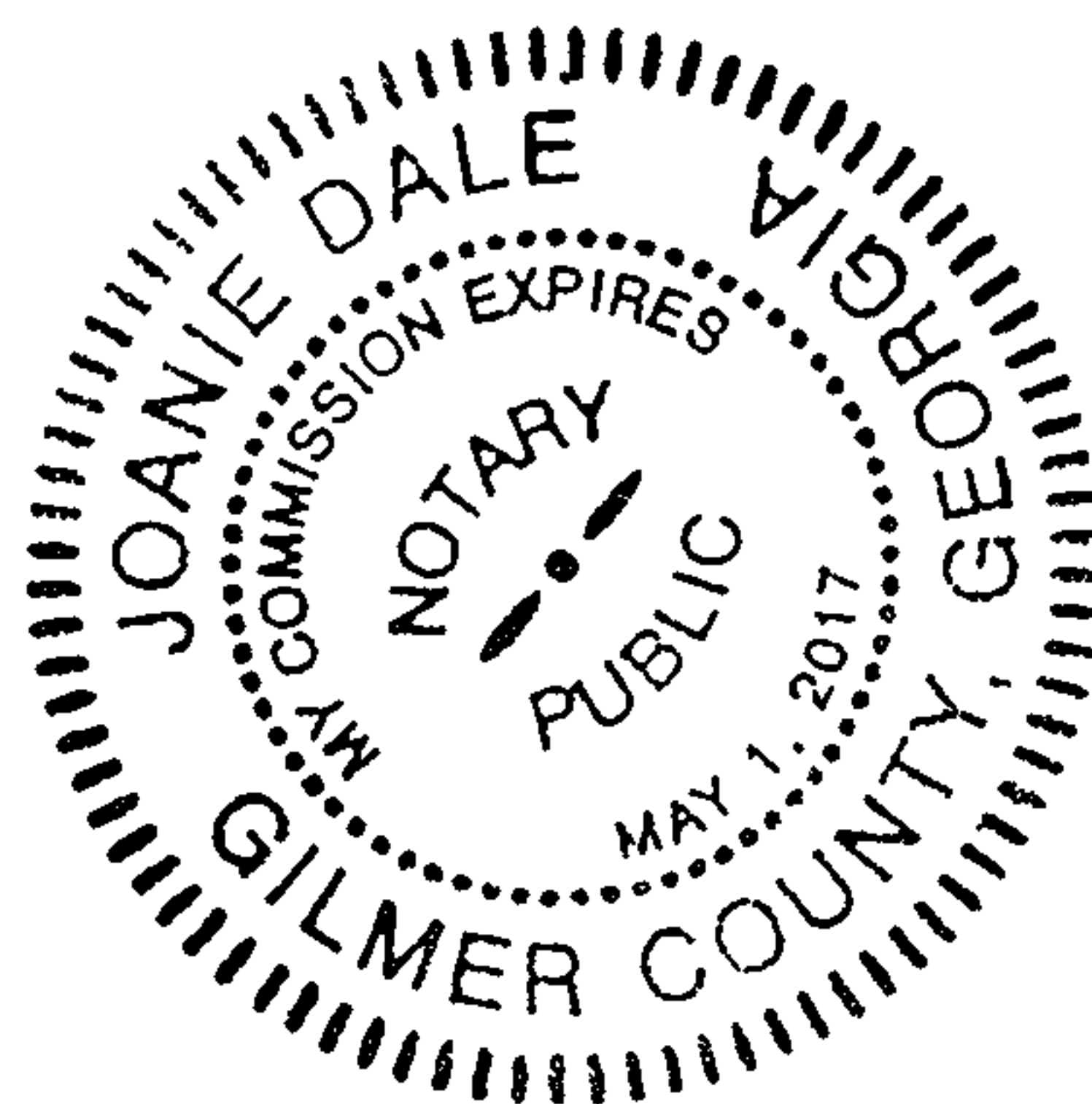
*Joanie Dale*  
Notary Public  
My commission expires May 1st, 2017

**GRANTEE'S MAILING ADDRESS:**

140 Highview Cove  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2015-04-4573







Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2015 11:39:57 AM  
\$70.00 JESSICA  
20150601000180380

20150601000180380 06/01/2015 11:39:57 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Kimberly J. Benefield and James R. Benefield  
Mailing Address 507 Millwood Court  
Canton, GA 30114

Grantee's Name Deborah B. Gordon  
Mailing Address 140 Highview Cove  
Pelham, AL 35124

Property Address 140 Highview Cove  
Pelham, AL 35124

Date of Sale 05/19/2015  
Total Purchase Price \$143,100.00  
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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 5/19/15

Unattested

Print: Deborah B. Gordon

Sign

(Grantor/Grantee/Owner/Agent) circle one