

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Willy Benton  
104 Bullet Lane  
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

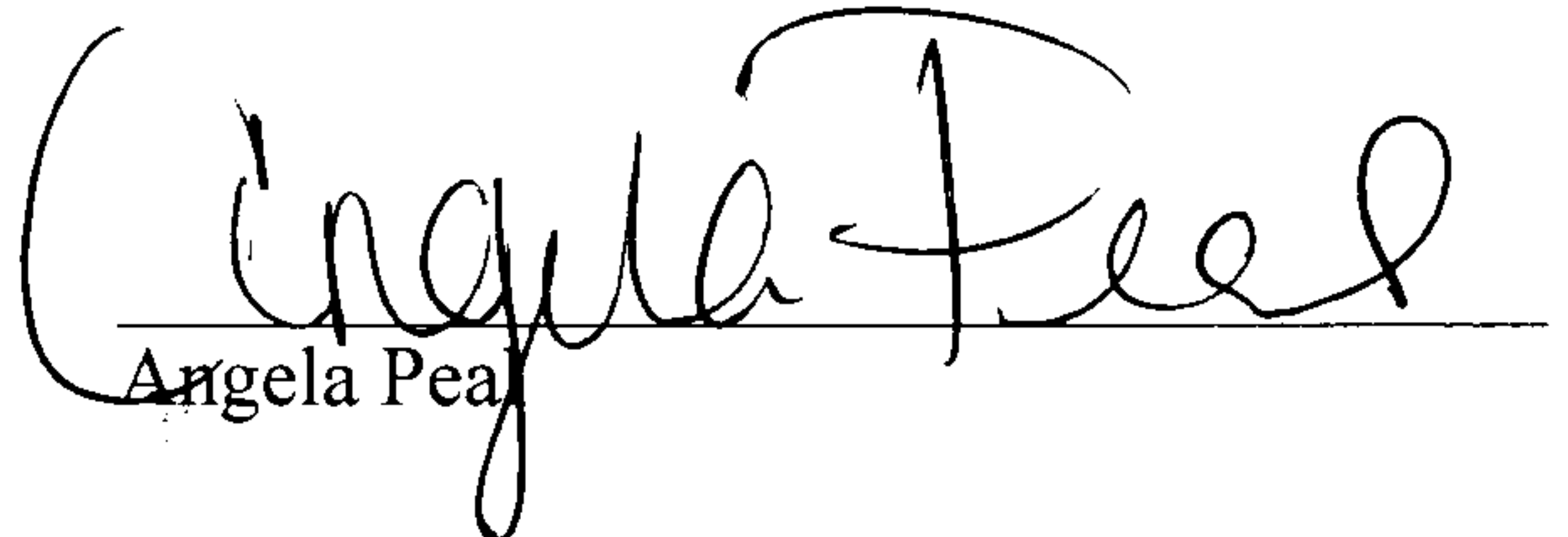
**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One and no/100 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, and in accordance with the Court Order dated April 8, 2014, issued by the Probate Court of Shelby County, Alabama, Case No. PR-2013-000118, the undersigned Angela Peal, an unmarried woman, (**herein referred to as grantor, whether one or more**) does grant, bargain, sell and convey unto, **Willy Benton, Michael Benton, Wendy Thomas and Nicholas Benton (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

**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, 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.

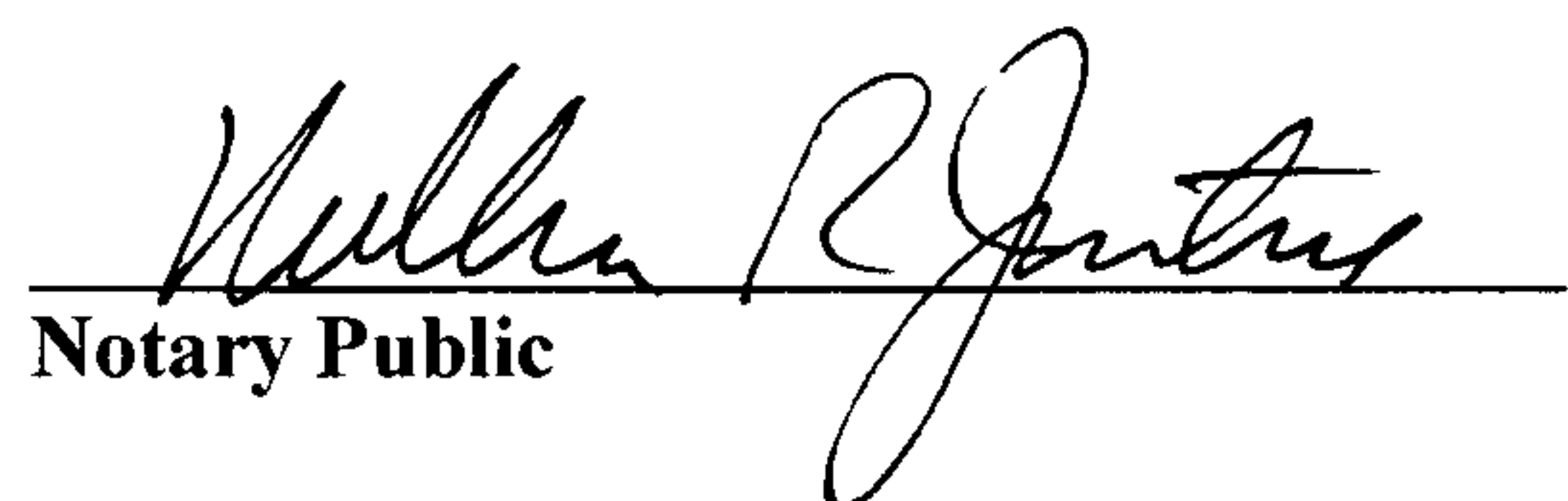
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July, 2015.

  
Angela Peal

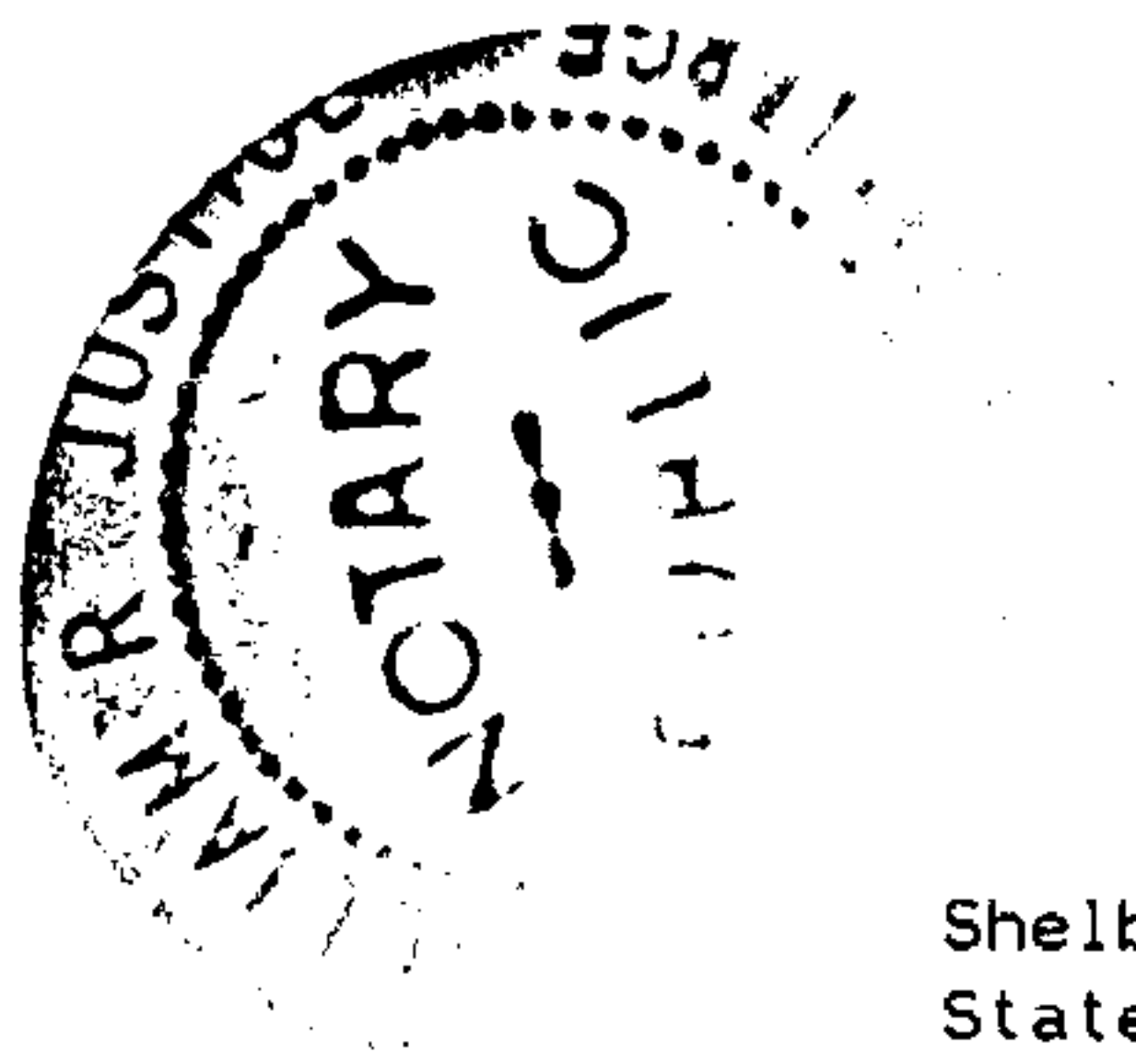
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela Peal, who is 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 she executed the same voluntarily on the day the same bears date..


Given under my hand and official seal this 2nd day of July, 2015.

  
Notary Public

My Commission Expires: 9/12/15



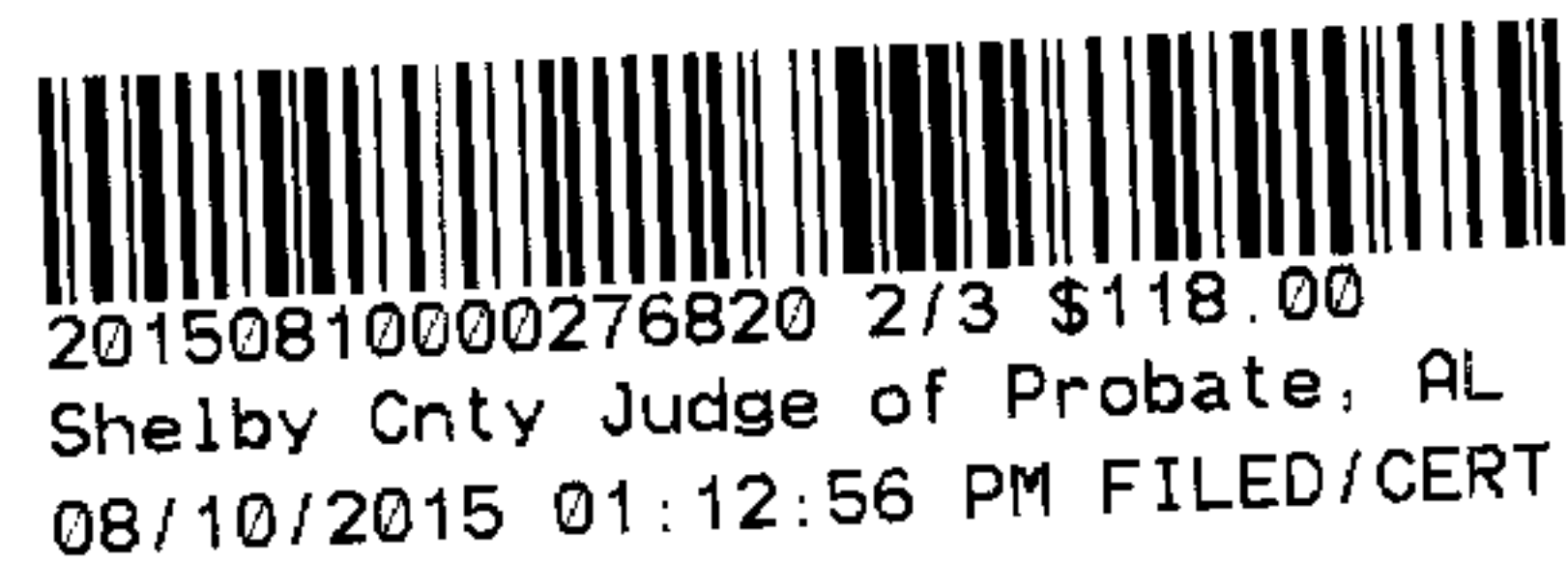
Shelby County, AL 08/10/2015  
State of Alabama  
Deed Tax: \$96.00

  
20150810000276820 1/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 01:12:56 PM FILED/CERT

## Exhibit A

A parcel of land situated in the South One Half of the Northeast quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3/4 inch rebar found at the Northern most corner of Lot 13 of Ingram's Subdivision as recorded in Map Book 40 on Page 44 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 28 degrees, 04 minutes, 34 seconds East along the Northeast line of said Lot 13 and also along the Northeast line of Lots 14 & 15 in said Subdivision for a distance of 248.85 feet to an iron pin set with SSI cap at the Point of Beginning; thence run North 68 degrees, 09 minutes, 58 seconds East for a distance of 282.99 feet to an iron pin set with SSI cap; thence run South 23 degrees, 47 minutes, 21 seconds East for a distance of 170.12 feet to a iron pin found with a plastic cap; thence run South 22 degrees, 20 minutes, 20 seconds West for a distance of 137.83 feet to an iron pin set with SSI cap; thence run South 63 degrees, 39 minutes, 23 seconds West for a distance of 162.45 feet to an iron pin set with SSI cap on the Northeast line of Lot 17 in said Subdivision; thence run North 28 degrees, 04 minutes, 34 seconds West along the Northeast line of said Lot 17 and also along the Northeast line of Lots 16 & 15 in said Subdivision a distance of 283.33 feet to the Point of Beginning; said parcel containing 1.595 acres, more or less.





Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Angela Peal  
Mailing Address: 127 Bullet Lane  
Wilsonville, AL 35186

Grantee's Name Willy Benton, Michael Benton, Wendy Thomas,  
Nicholas Benton  
Mailing Address: 104 Bullet Lane  
Wilsonville, AL 35186

Property Address: Wilsonville, AL  
Parcel ID: 20 6 14 0 001 002.001

Date: 7-2-15

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 95,540.00

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 – Tax Assessor

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 or 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 7-2-15

Sign Angela Peal  
(Grantor/Grantee/Owner/Agent) circle one

Print Angela Peal

☐ Unattested

\_\_\_\_\_  
(Verified by)

  
20150810000276820 3/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 01:12:56 PM FILED/CERT