

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


Send Tax Notice to:
Vera Dean Benson
1455 Chelsea Rd
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 **THREE THOUSAND TWO HUNDRED EIGHT DOLLARS AND ZERO CENTS (\$3208.00)**, 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, **Vera Dean Benson, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Vera Dean Benson and Hollis E. Benson (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

AS TO ½ interest in and to the following described property.
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


20160105000003640 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/05/2016 11:22:17 AM FILED/CERT

SUBJECT TO:

3. Ad valorem taxes due and payable October 1, 2015.
4. Easements, restrictions, rights of way, and permits of record.


No part of the homestead of the grantor herein or her spouse.

Willis H. Moore and wife Nettie Vonzelle Moore were the grantees in deed recorded in RB 158, PG 306 reserving a Life Estate into said property. Willis H. Moore is deceased having died on or about July 21st 1992. Nettie Vonzella Moore is deceased having died on or about November 27, 2015.

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.

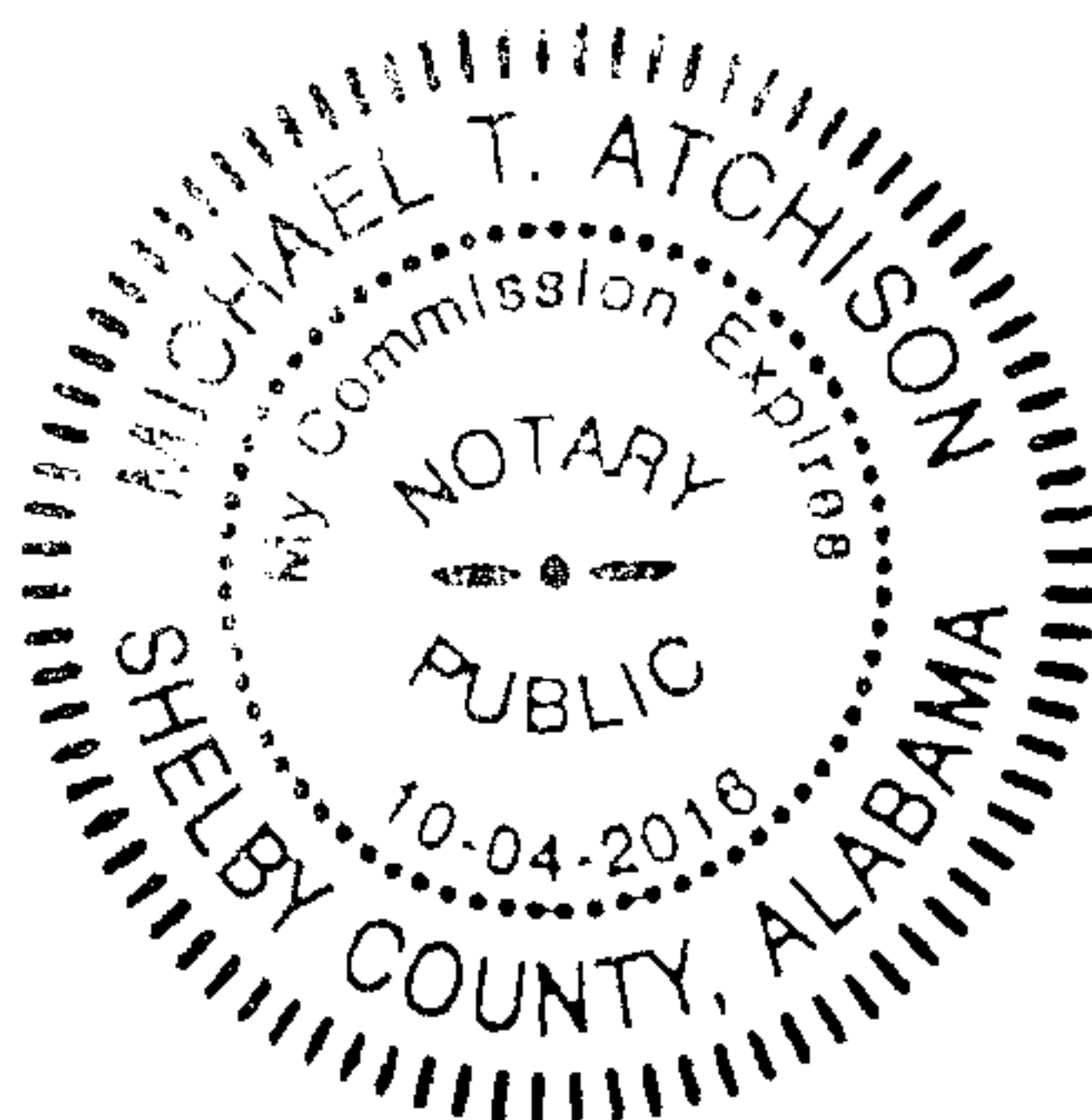
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December, 2015.

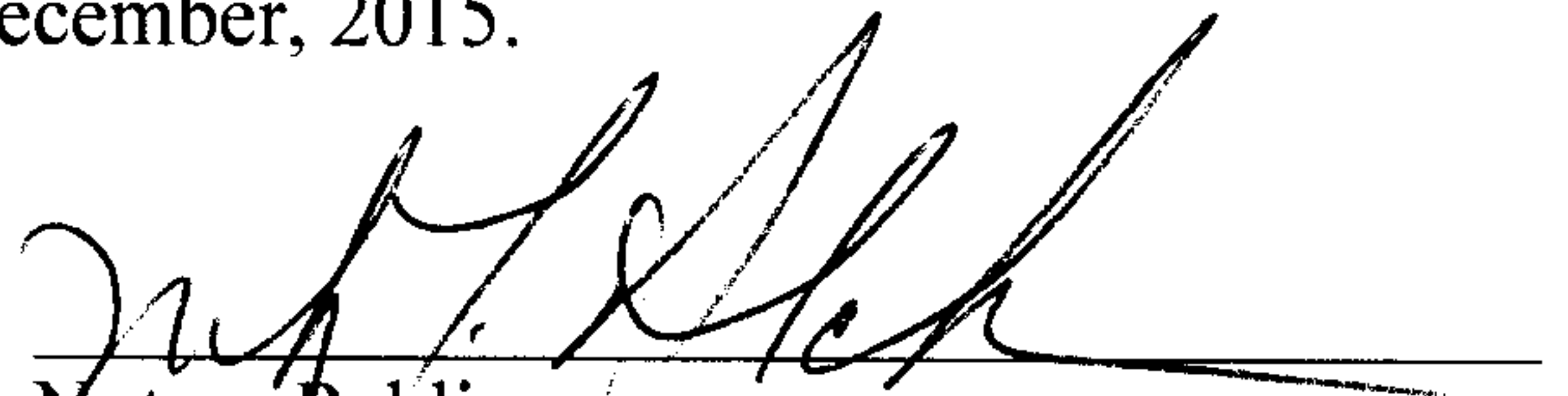

Vera Dean Benson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Vera Dean Benson**, whose name 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 29th day of December, 2015.




Notary Public
My Commission Expires:

Shelby County, AL 01/05/2016
State of Alabama
Deed Tax: \$3.50

EXHIBIT A – LEGAL DESCRIPTION

PARCEL II

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 663.93 feet to the West line of the East 1/2 of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 88° 43' 35" left run South along West line for 951.32 feet to the Point of Beginning; thence continue last described course for 217.67 feet; thence 91° 59' 45" left run 1000.61 feet; thence 88° 00' 15" left run 217.67 feet; thence 91° 59' 46" left run 1000.61 feet to the Point of Beginning. Containing 5.0 acres more or less. Also, a 40 ft. right of way easement for egress and ingress described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 663.93 feet to the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence 88° 43' 35" left and run South along the West line of the E $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 951.32 feet to the point of beginning; thence continue the last described course along the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West and along the West line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West for a distance of 1275.56 ft.; thence 92° 14' 06" left and run in an Easterly direction 40 ft.; thence turn an angle to the left and run in a Northerly direction parallel to the West line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section a distance of 1275.56 ft.; thence turn an angle to the left and run in a Westerly direction parallel with the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West a distance of 40 ft. to the point of beginning.

BOOK 158 PAGE 306



20160105000003640 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
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Grantor's Name

Vera Dean Benson

Mailing Address

1455 Chelsea Rd
Columbiana, AL 35051

Property Address

Garage
Sect. 14-21-1W

Grantee's Name

Vera Dean Benson

Mailing Address

1455 Chelsea Rd
Columbiana AL 35051

Date of Sale

29 Dec 2015

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

3208⁰⁰

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

create joint tenancy

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



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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 _____

Print

Vera Dean Benson

Unattested

Sign

Vera Dean Benson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one