




**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

**IN WITNESS WHEREOF**, the undersigned has hereto set his hand and seal this 19<sup>th</sup> day of April, 2016.

**The Hubert Lee Benson, Jr. Management Trust**


  
**Hubert Lee Benson, Jr.**  
**As Trustee**

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hubert Lee Benson, Jr. as Trustee of The Hubert Lee Benson, Jr. Management Trust**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such **Trustee** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of April, 2016.

[NOTARY SEAL]

  
NOTARY PUBLIC - Jeff W. Parmer  
My commission expires: 9/17/2016

Real Estate Sales Validation Form

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

Grantor's Name: Hubert Lee Benson, Jr. as Trustee of the Hubert Lee Benson, Jr. Management Trust
Mailing Address: 1011 Newhaven Court, Birmingham, AL 35242

Grantee's Name: Mitchell B. Thomas & Cynthia M. Thomas
Mailing Address: 1164 Haven Road, Hoover, AL 35242

Property Address: 1164 Haven Road, Hoover, AL 35242

Date of Sale: 04/19/2016
Total Purchase Price \$: 390,000.00

20160420000128800

04/20/2016 08:28:55 AM

DEEDS 3/3

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

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 4/19/16

Print Jeff W. Parmer

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2016 08:28:55 AM
\$410.00 CHERRY
20160420000128800

Handwritten signature