

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY



20160713000243180 1/4 \$94.00
Shelby Cnty Judge of Probate: AL
07/13/2016 10:44:43 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Forty Seven Thousand, Nine Hundred and no/100's Dollars (\$347,900.00)** to the undersigned,

Jordan W. Winford and wife, Kelly Winford

hereinafter referred to as grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Gilliam D. Bentley, Jr. and Leslie W. Bentley

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of High Hampton, Sector 2, as recorded in Map Book 22, Page 7, in the Probate Office of Shelby County, Alabama .

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the recording date of this Deed but prior to the date the grantees acquire for value of record the estate or interest described in this Deed.**
- 2. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 6. The policy does not insure against any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 7. Such state of facts as shown on subdivision plat recorded in Plat Book 22, Page 7.**
- 8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.**
- 9. Any representation as to the present ownership of any such interests, leases, grants, exceptions or reservations of interests.**
- 10. Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.**

Shelby County, AL 07/13/2016
State of Alabama
Deed Tax: \$70.00

11. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 22, Page 7.

12. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2004-1701; 1996-41127; 1999-31393; 2000-42315; 1999-5581; 2000-33323; and 2002-213950 and any amendments thereto in the Probate Office of Shelby County, Alabama.

13. Agreement and grant of land easement as set forth in Instrument No. 1994-6147 and 1995-13983.

14. Riparian and other rights created by the fact that the subject property lies adjacent to High Hampton Lake.


\$278,320.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

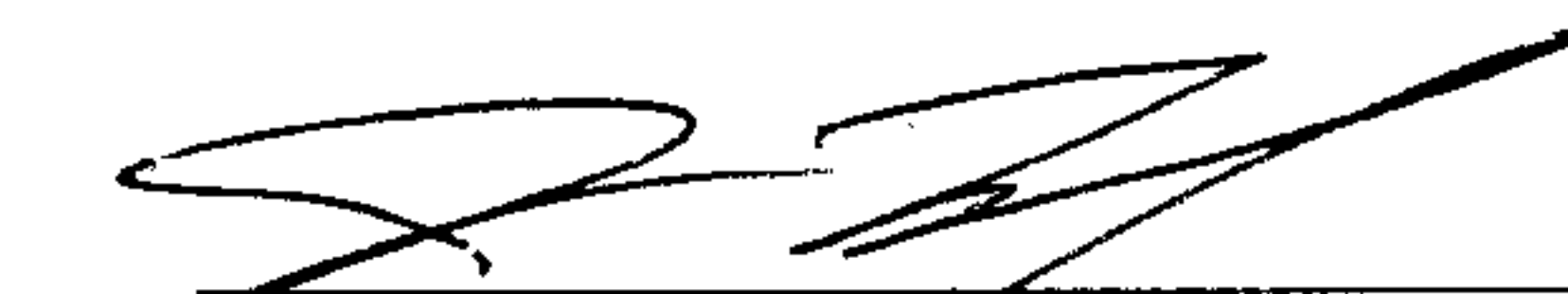
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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.

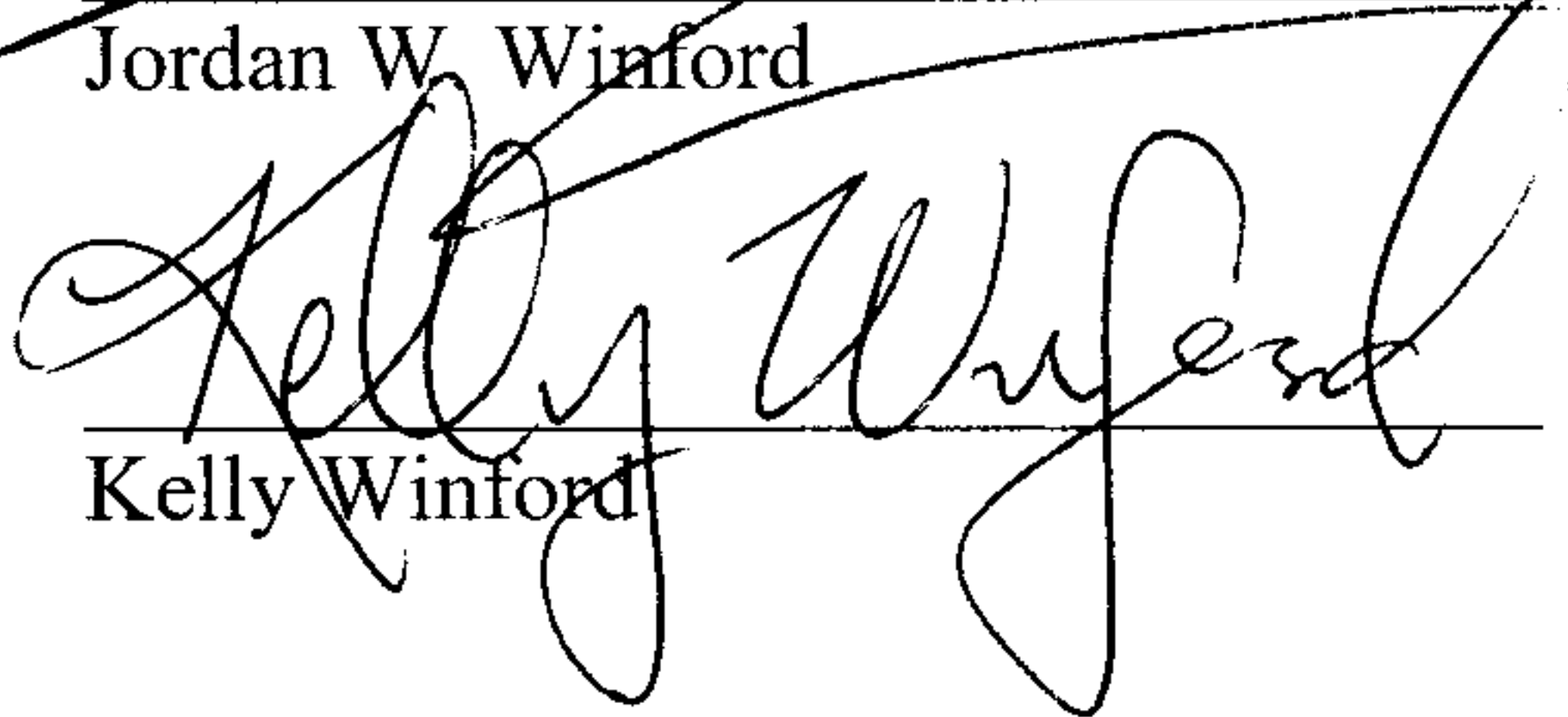
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 8th day of July, 2016.

WITNESS:


20160713000243180 2/4 \$94.00
Shelby Cnty Judge of Probate, AL
07/13/2016 10:44:43 AM FILED/CERT



Jordan W. Winford


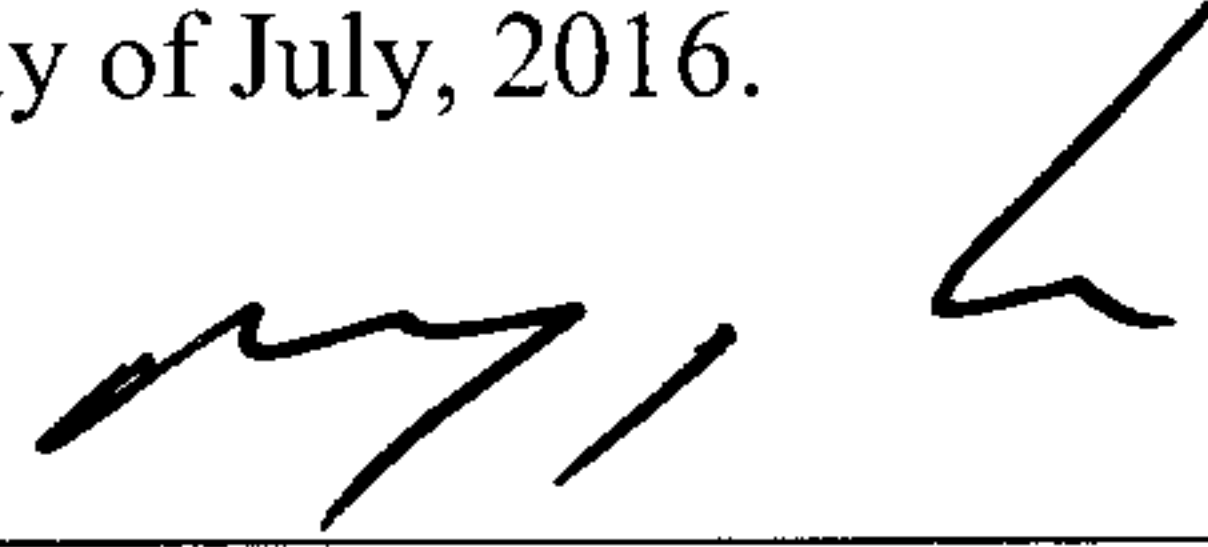
Kelly Winford

Notary Acknowledgment on next page

STATE OF ALABAMA
SHELBY COUNTY

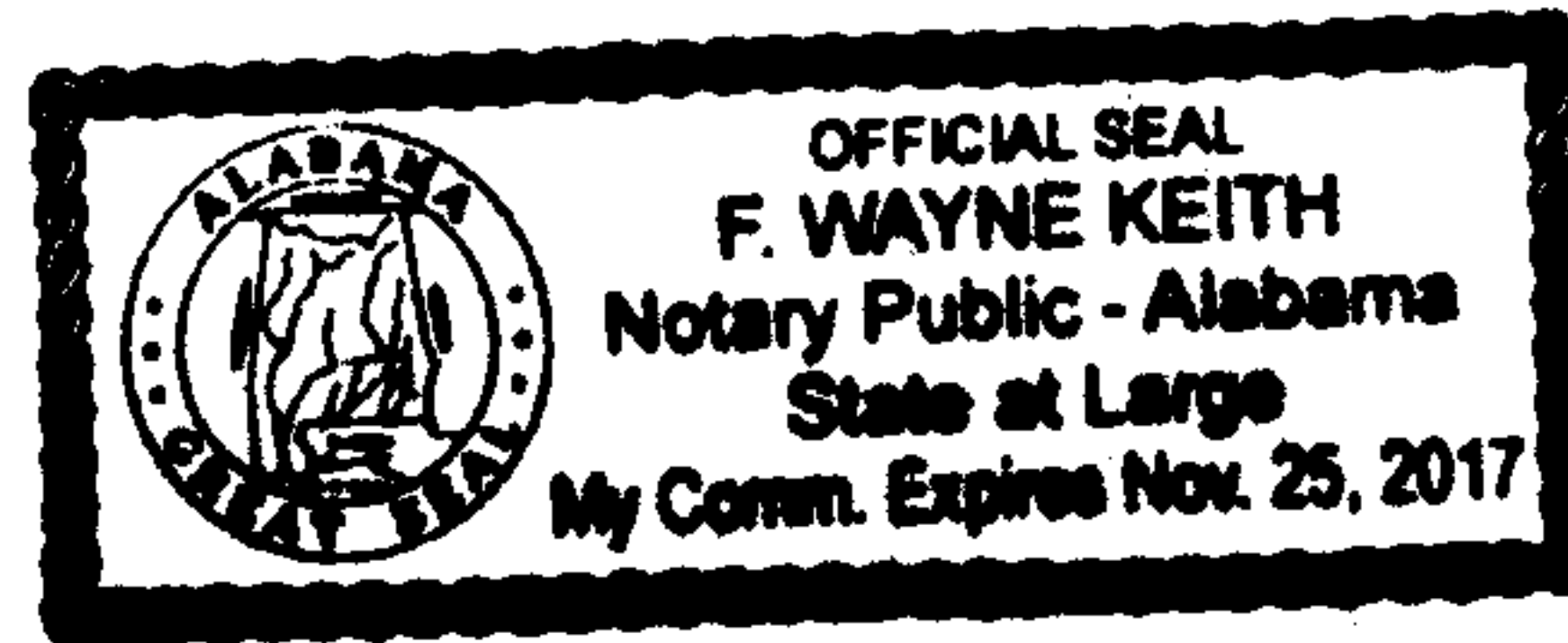
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jordan W. Winford and Kelly Winford, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 8th day of July, 2016.



Notary Public

SEND TAX NOTICE TO:
Gilliam D. Bentley, Jr.
103 Hampton Lake Drive
Pelham, Alabama 35124



20160713000243180 3/4 \$94.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantors' Name: Jordan W Winford
Kelly Winford

Mailing Address : 4939 Stonecreek Way
Calera, AL 35040

Grantee's Name: Gilliam D Bentley Jr
Leslie W Bentley

Mailing Address: 103 Hampton Lake Drive
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: July 8, 2016

Total Purchase Price \$347,900.00



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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 | Appraisal |
| x | Sales Contract | Other |
| x | Closing Statement | |

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

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: July 8, 2016

Sign

Terri S Keith
Terri S Keith

x