

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Henry W. Bennett, Jr. and
Sharron K. Bennett
4126 Highway 119
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20161017000379860
10/17/2016 11:16:53 AM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **One Hundred Two Thousand Five Hundred and no/100 Dollars (\$102,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SIPSEY DEVELOPMENT, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **HENRY W. BENNETT, JR. and SHARRON K. BENNETT** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by Steven G. Allen, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this 23rd day of September, 2016.

SIPSEY DEVELOPMENT, LLC



BY: Steven G. Allen, ITS: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **Steven G. Allen**, whose name as **Member** of **SIPSEY DEVELOPMENT, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 23rd day of September, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"

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A tract of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West, being more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West and run South 88 degrees 06 minutes 21 seconds West along the Southerly line of said section for 2585.89 feet to the point of beginning; thence North 88 degrees 37 minutes 09 seconds West, along the South line of said section 297.00 feet to a point on the easterly right of way line of Alabama State Highway No. 119; thence northerly along said right of way line in the arc of a curve to the left, having a radius of 2,331.83 feet and a central angle of 3 degrees 41 minutes 12 seconds for 150.04 feet to a point; thence South 88 degrees 36 minutes 47 seconds East for 296.21 feet to a point; thence South 00 degrees 29 minutes 20 seconds West for 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NUMBER: 27-1-02-0-000-002.001

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Sipsey Development, LLC P.O. Box 618 Montevallo, AL 35115

Grantee's Name Mailing Address Henry W. Bennett, Jr. Sharron K. Bennett 4126 Highway 119 Montevallo, AL 35115

Property Address 4126 Highway 119 Montevallo, AL 35115

Date of Sale 09/23/2016 Total Purchase Price \$ 102,500.00

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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 evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale Appraisal
Sales Contract Other
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.

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).

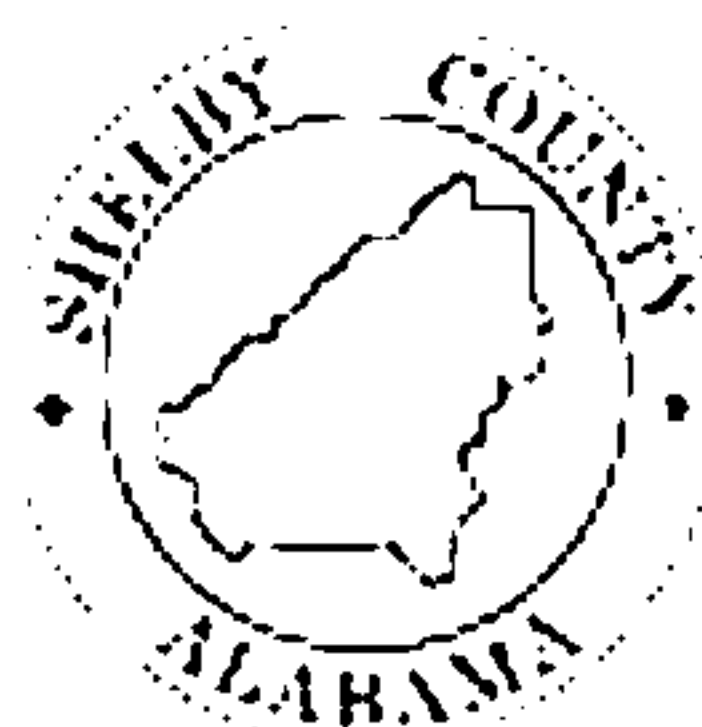
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 10/17/2016 11:16:53 AM \$123.50 CHERRY 20161017000379860

Form RT-1

Handwritten signature