

20161130000436550
11/30/2016 11:36:05 AM
DEEDS 1/2

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Paul E. Benson and Tamsen W. Benson
112 Belvedere Dr.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

*Two hundred twenty-five thousand five hundred and
no/100 dollars (\$225,500.00)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ~~Two hundred twenty-five thousand five hundred and no/100 dollars (\$225,500.00)~~ paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Elma Frye, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul E. Benson and Tamsen W. Benson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 3, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Elma Frye is the surviving Grantee as recorded in Instrument # 20040414000193710; the other Grantee, Michael R. Frye having died on or around November 11, 2011.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

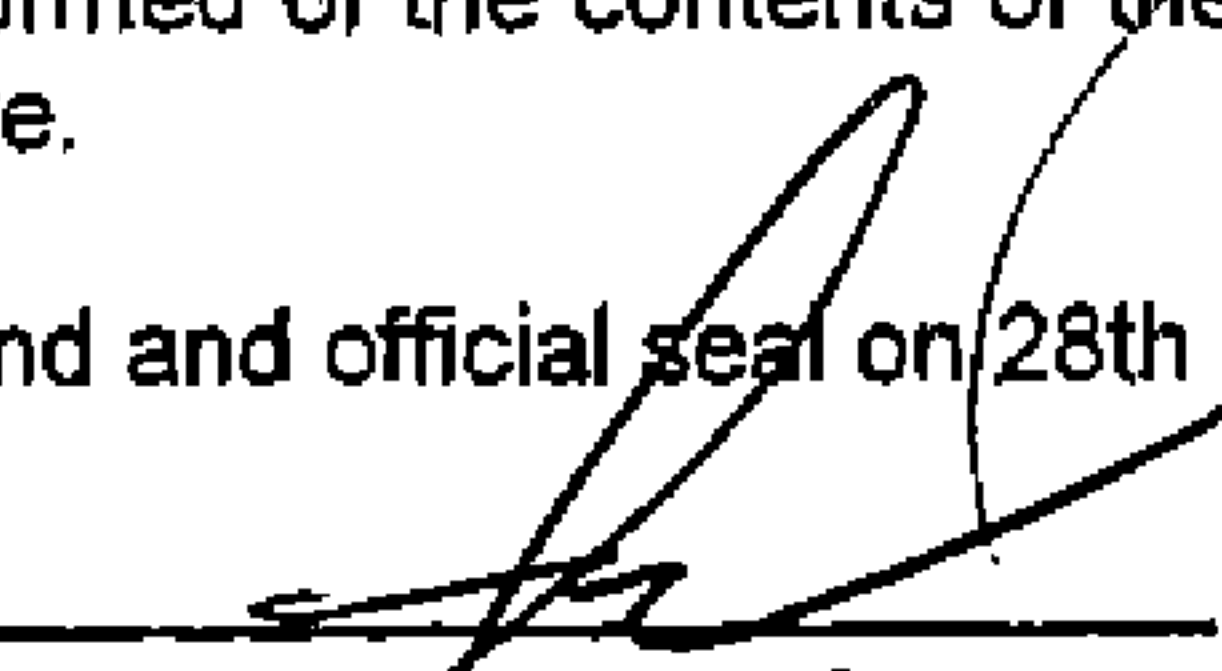
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 28, 2016.

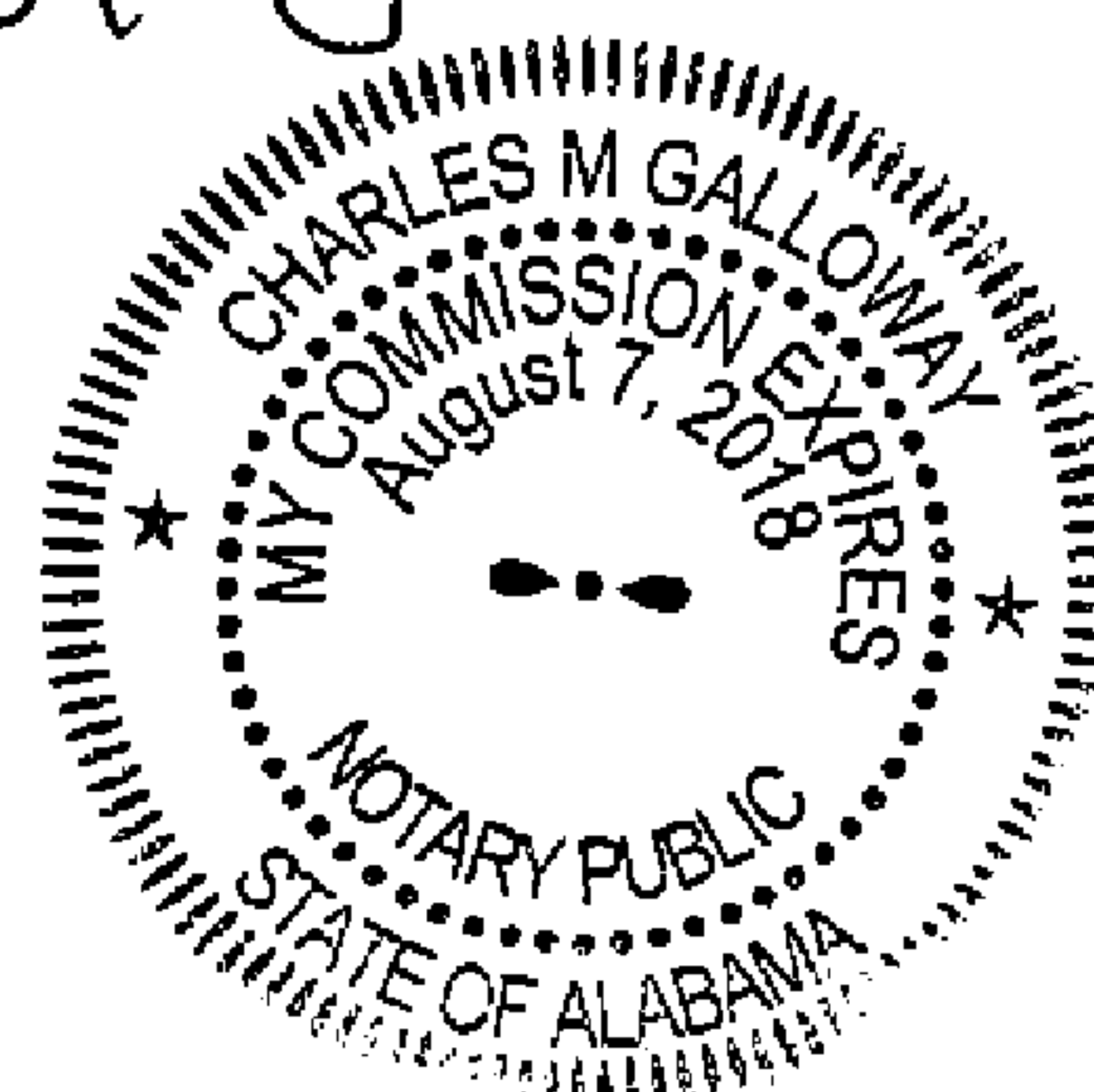

Elma Frye

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Elma Frye 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 on 28th day of November, 2016.


Notary Public
My commission expires: 8-7-2018



FILE NO.: TS-1602466

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20161130000436550 11/30/2016 11:36:05 AM DEEDS 2/2

Grantor's Name Elma Frye
Mailing Address 2460 Forest Lakes Lane
Sterrett, AL 35147

Grantee's Name Paul E. Benson and Tamsen W. Benson
Mailing Address 112 Belvedere Dr
Birmingham, AL 35242

Property Address 112 Belvedere Dr.
Birmingham, AL 35242

Date of Sale November 28, 2016
Total Purchase Price \$225,500.00

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
☒ 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 - Elma Frye, 2460 Forest Lakes Lane, Sterrett, AL 35147.

Grantee's name and mailing address - Paul E. Benson and Tamsen W. Benson, , .

Property address - 112 Belvedere Dr., Birmingham, AL 35242

Date of Sale - November 28, 2016.

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: November 28, 2016

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2016 11:36:05 AM
\$243.50 CHERRY
20161130000436550