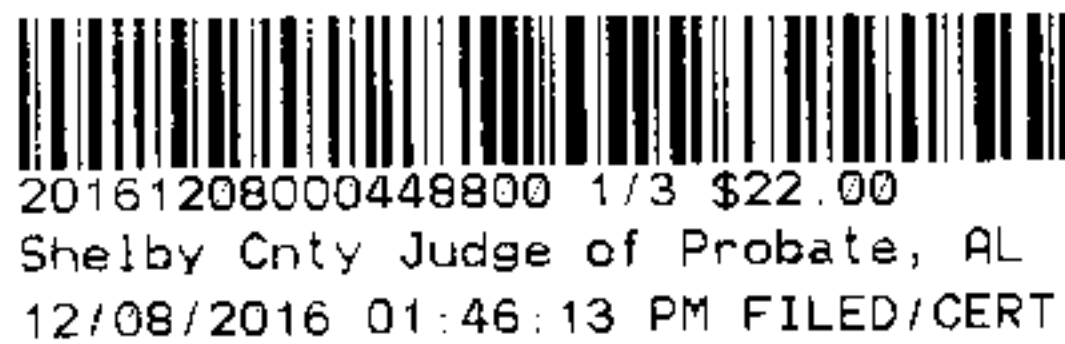


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

Shannon E. Dykes
137 Hwy 311
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THOUSAND AND NO/00 DOLLARS (\$100,000.00)**, 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, ***Bobby N. Bentley and wife, Diane J. Bentley and Aaron Bentley, a married man*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Shannon E. Dykes and Kimberly D. Dykes*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

Property herein constitutes no part of the homestead of the grantors here or their spouse.

\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 14th day of November, 2016.

Bobby N. Bentley

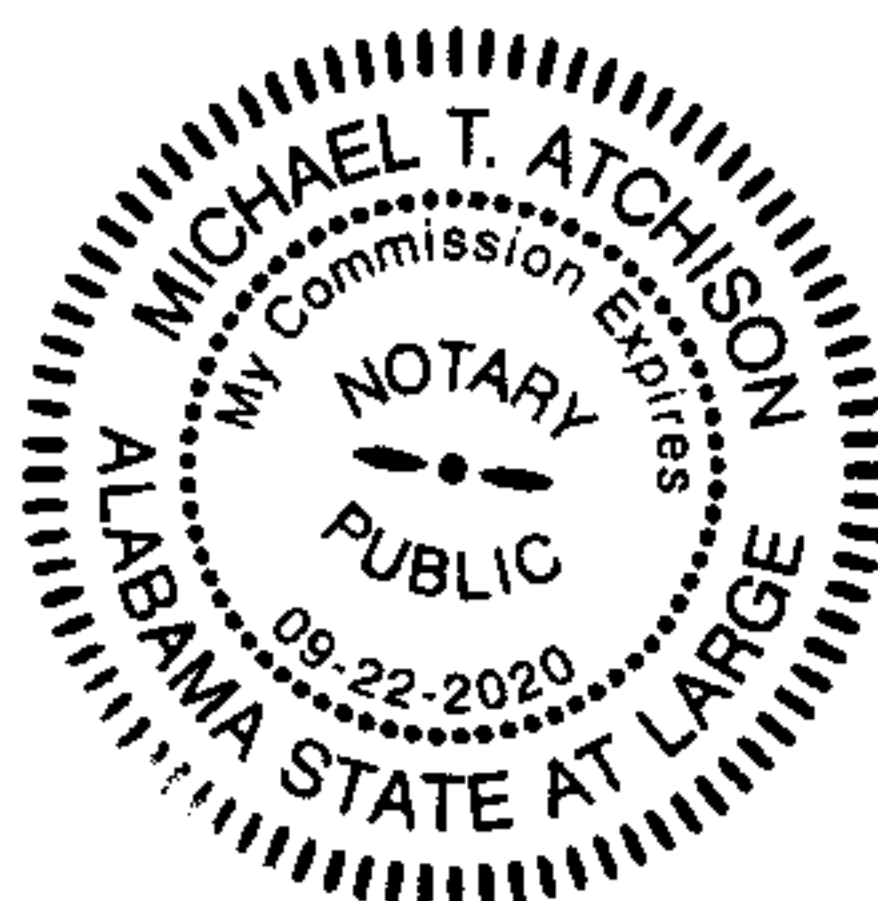
Diane J. Bentley

Aaron Bentley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Bobby N. Bentley, Diane J. Bentley and Aaron Bentley***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 2016.



Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of Section 20, Township 24 North, Range 15 East, Shelby County Alabama, and being more particularly described as follows:

Commence at the NE corner of the above said Section, Township and Range; thence S00°00'00"W, a distance of 1295.24' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 23.00'; thence S00°31'08"W, a distance of 508.34' to a point lying on the Northeasterly ROW line of Shelby County Highway #311, 40' ROW; thence N80°45'16"W and along said ROW line a distance of 110.17' to a point, said point being the beginning of a curve to the right, having a radius of 780.00' a central angle of 30°23'13" and subtended by a chord which bears N65°33'39"W, and a chord distance of 408.85'; thence along the arc of said curve and said ROW line, a distance of 413.65'; thence N50°22'02"W and along said ROW line a distance of 188.85' to a point on the Southeasterly ROW line of Alabama Highway #145, ROW varies; thence N29°10'53"E, leaving County Highway #331 and along Alabama Highway #145 ROW a distance of 320.75'; thence S83°16'00"E and leaving said ROW line a distance of 477.92 to the POINT OF BEGINNING.



20161208000448800 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/08/2016 01:46:13 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Bobby N. Bentley, Diane J
Mailing Address Bentley and Aaron Bentley
P.O. Box 65
Shelby, AL 35143

Grantee's Name Shannon E. Dykes
Mailing Address 137 Hwy 311
Shelby, AL 35143

Property Address 137 Hwy 311
Shelby, AL 35143

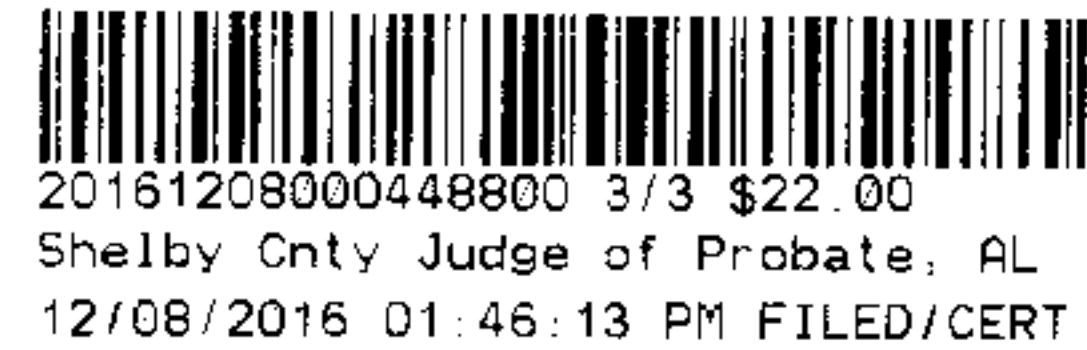
Date of Sale 11-14-16
Total Purchase Price \$ 100,000.00

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 - 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 11-14-2016

Print Mike T. Atchison

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC

(verified by)