

This Instrument was Prepared by:

Send Tax Notice To: Edmund R. Benson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

76 Sleepy Hollow Cir
Columbiana, AL 35051

File No.: MV-16-23476

WARRANTY DEED



20170130000036480 1/3 \$101.00
Shelby Cnty Judge of Probate: AL
01/30/2017 03:08:21 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sharlene Ann Madonia**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edmund R. Benson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

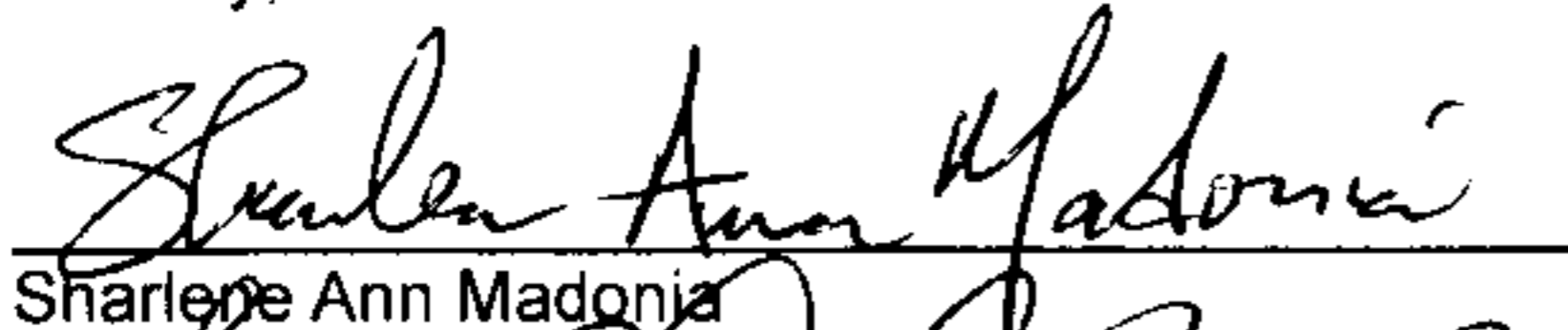
Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

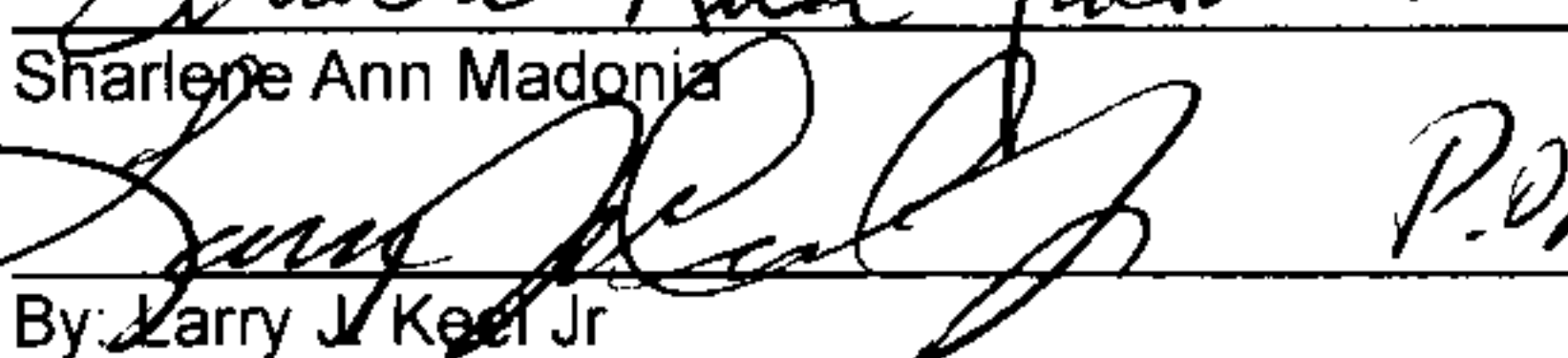
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of January, 2017.

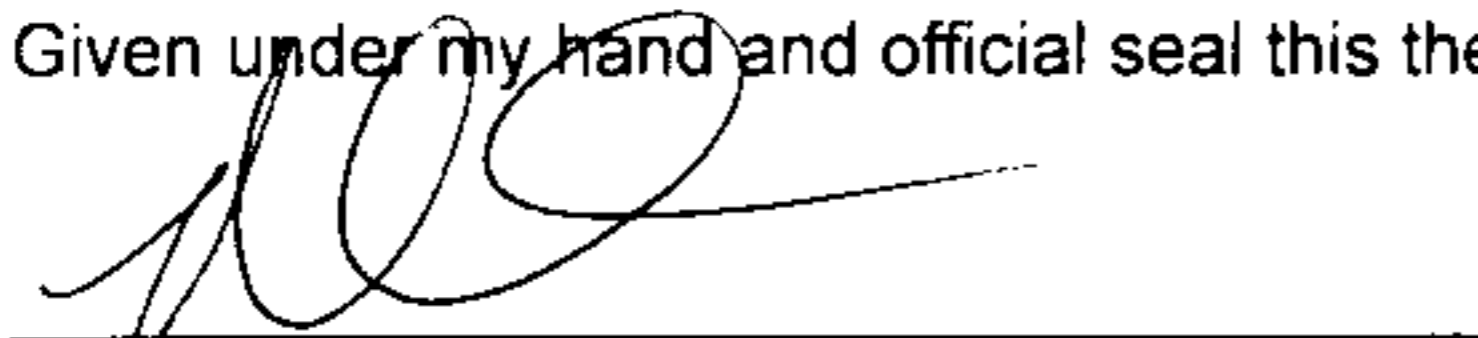

Sharlene Ann Madonia

By:  P.O.A.
Larry J. Keel Jr.
Attorney In Fact

State of Alabama
County of Baldwin

I, Michael On, a Notary Public in and for the said County in said State, hereby certify that Larry J. Keel, Jr as Attorney In Fact for Sharlene Ann Madonia, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of January, 2017.



Notary Public, State of AL

My Commission Expires: 8-3-2019

Shelby County: AL 01/30/2017
State of Alabama
Deed Tax: \$80.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 7; thence run West along the South line of said Section 7 a distance of 844.46 feet; thence turn right 87 degrees 12 minutes 15 seconds a distance of 412.33 feet to the center line of Shelby County Highway number 340 and to a point of beginning; thence run southeasterly along said centerline the following angles and distances; thence turn right from last course 98 degrees 54 minutes 16 seconds a distance of 85.64 feet; thence turn right 00 degrees 50 minutes 08 seconds a distance of 65.05 feet; thence turn right 02 degrees 33 minutes 28 seconds a distance of 62.23 feet; thence turn right 77 degrees 42 minutes 08 seconds leaving said center line a distance of 191.66 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 209.52 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 229.18 feet to the point of beginning. Less and except that part lying within the county highway right of way; being situated in Shelby County, Alabama.


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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

Grantor's Name Sharlene Ann Madonia
Mailing Address 8655 Daring Tree Court
Daphne, AL 36526

Grantee's Name Edmund R. Benson
Mailing Address 76 Sheep Hollow Circle
Columbiana, AL 35051

Property Address 424 Ozley Road
Alabaster, AL 35007

Date of Sale December 20, 2016
Total Purchase Price \$80,000.00
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 of 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 January 11, 2017

☐ Unattested

(verified by)

Print Sharlene Ann Madonia

Sign

Sharlene Ann Madonia

(Grantor/Grantee/Owner/Agent) circle one

LARRY J. KEEL, JR.

Form RT-1

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