

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Eddy Bentley and Sandra Bentley
1104 1st Ave W
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

)

20170303000074340

)

03/03/2017 10:44:41 AM

SHELBY COUNTY

)

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Rebecca Susan Willis, a married woman and Jonathan Daniel Langley, a married man, and William R. Langley, a single man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Eddy Bentley and Sandra Bentley (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 1, in Block 2, according to the Resurvey of Farris-Smith Subdivision as recorded in Map Book 40, Page 60, in the Office of the Judge of Probate 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.

The property herein conveyed does not constitute the homestead of the Grantor(s), nor that of his/her spouse(s), neither is it contiguous thereto.

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.

William R. Langley is signing this deed to relinquish any and all life estate rights he has in this property.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 24, 2017

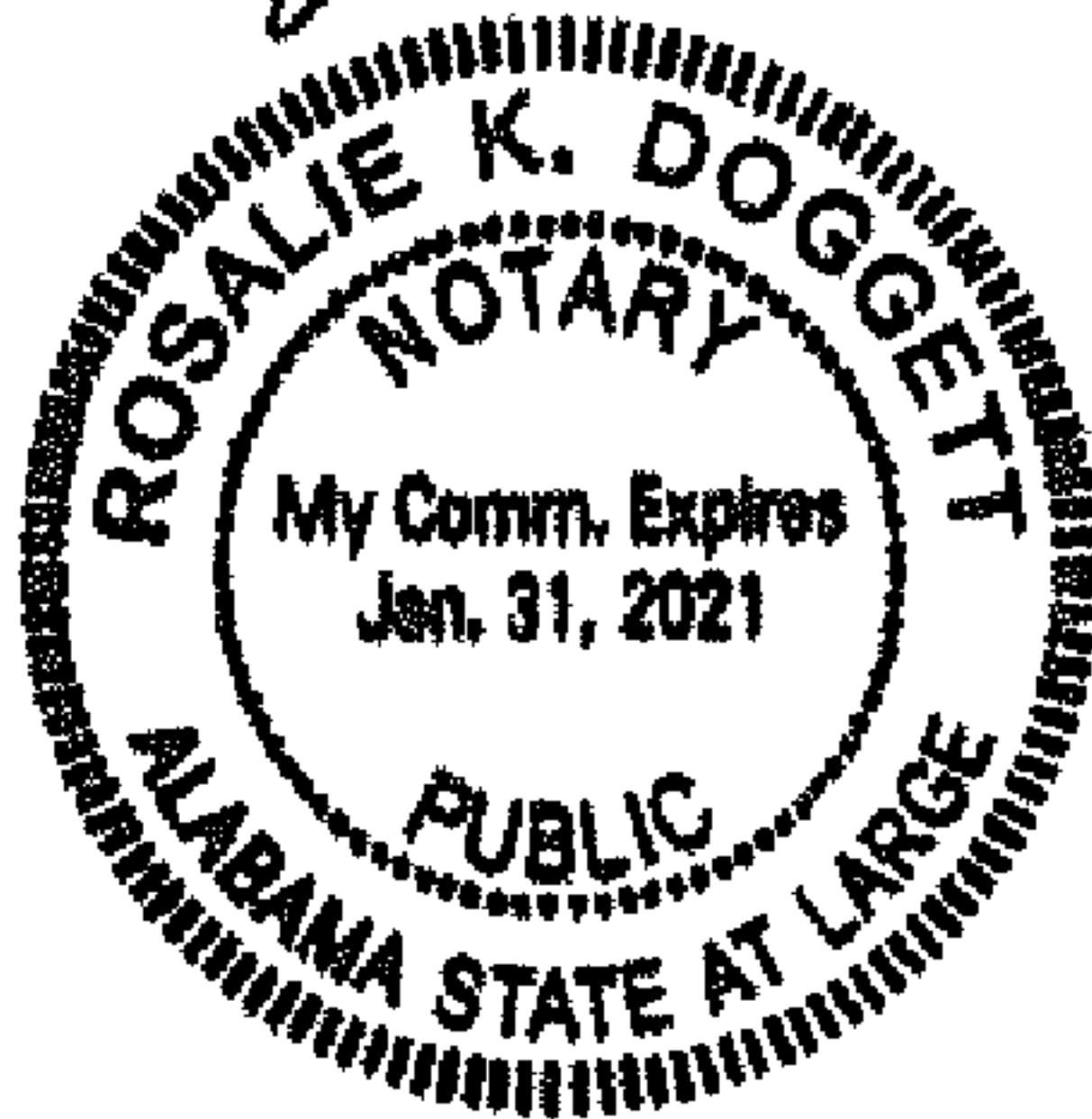
Rebecca Susan Willis
Rebecca Susan Willis

William R. Langley
William R. Langley

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Rebecca Susan Willis and William R. Langley 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 on 24th day of February, 2017.

[Signature]
Notary Public
My commission expires:



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 22, 2017


Jonathan Daniel Langley

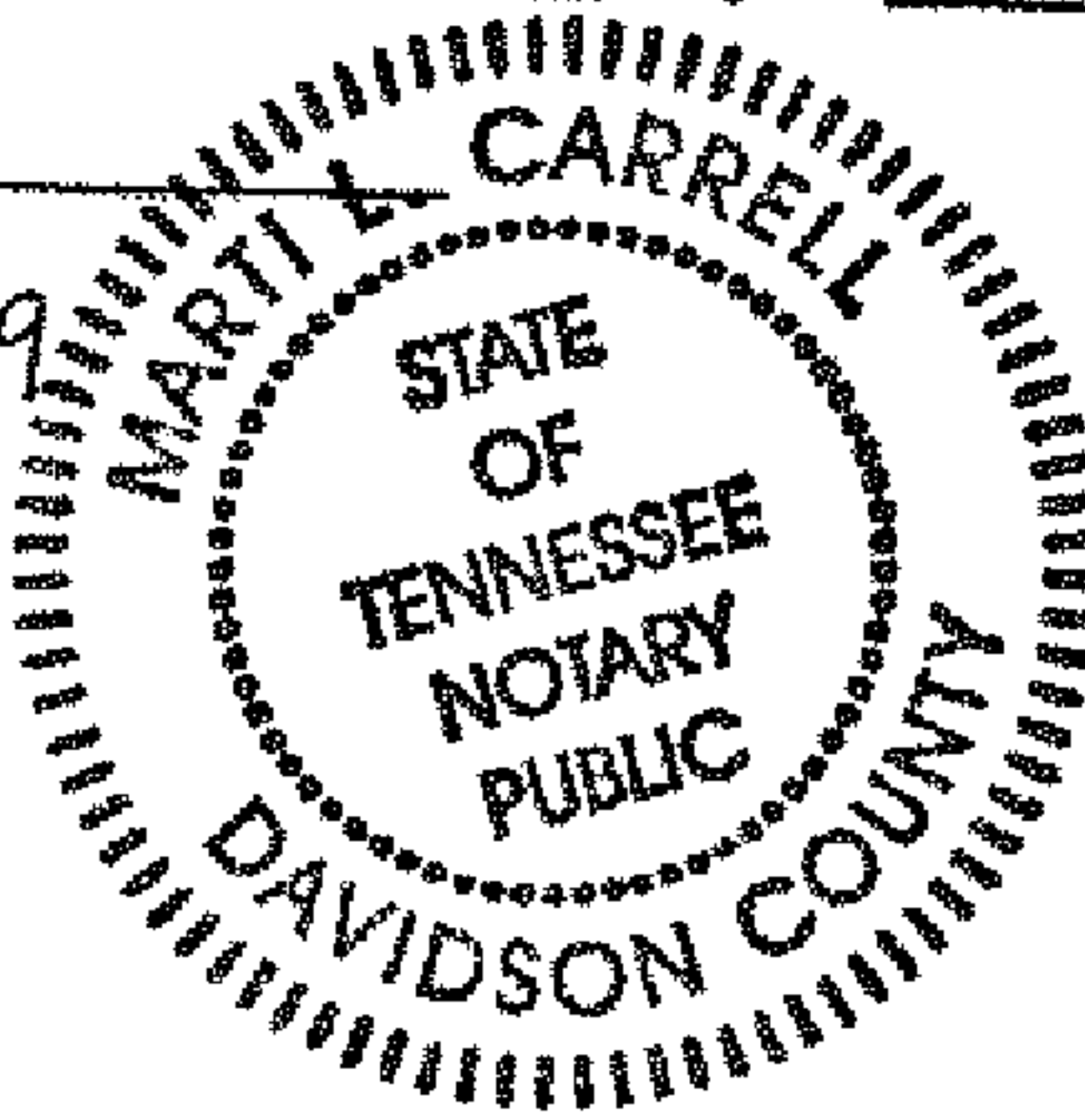
STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jonathan Daniel Langley 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 on 22 day of February, 2017.


Marti L. Carrell
Notary Public

My commission expires: 3/10/19



20170303000074340 03/03/2017 10:44:41 AM DEEDS 4/4

Grantor's Name Rebecca Susan Willis and Jonathan Daniel Langley and William R. Langley
Grantee's Name Eddy Bentley and Sandra Bentley

Mailing Address 1104 1st Ave W
Alabaster, AL 35007

Mailing Address 1104 1st Ave W
Alabaster, AL 35007

Property Address 1104 1st Ave W
Alabaster, AL 35007

Date of Sale February 24, 2017
Total Purchase Price \$90,000.00

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 - Rebecca Susan Willis and Jonathan Daniel Langley and William R. Langley, 1104 1st Ave W, Alabaster, AL 35007.

Grantee's name and mailing address - Eddy Bentley and Sandra Bentley, 1104 1st Ave W, Alabaster, AL 35007.

Property address - 1104 1st Ave W, Alabaster, AL 35007

Date of Sale - February 24, 2017.

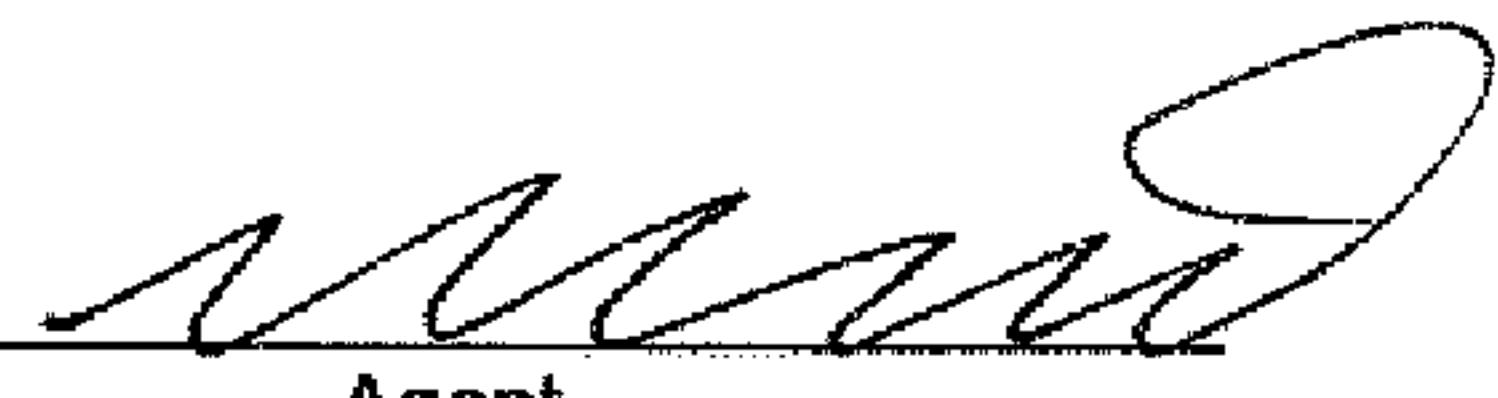
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: February 24, 2017

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2017 10:44:41 AM
\$114.00 CHERRY
20170303000074340

