

This instrument was prepared without benefit of title evidence or survey by William R. Justice, P.O. Box 587, Columbiana, Alabama 35051.

## JOINT SURVIVORSHIP QUITCLAIM DEED

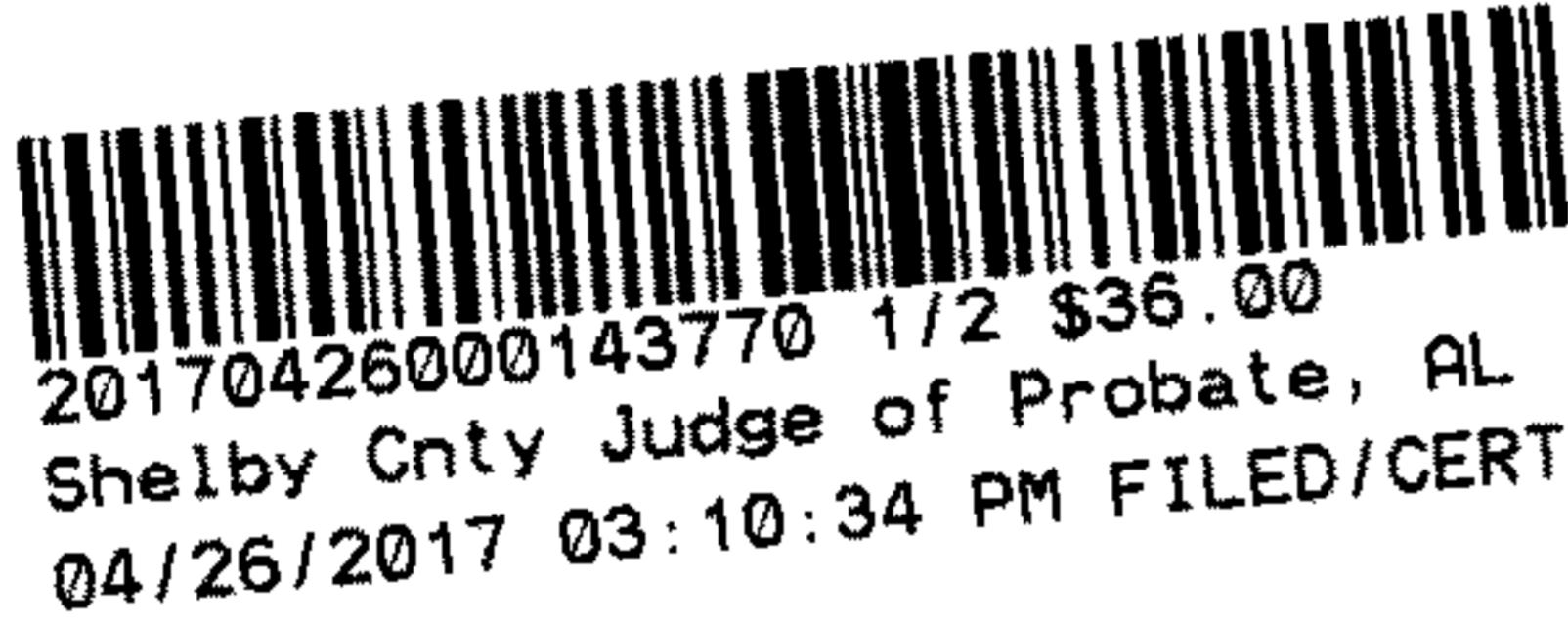
STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighteen Thousand and no/100 Dollars (\$18,000.00) in hand paid to Shelia Jackson, personal representative of the Estate of Sammie O'Neal Benson, deceased, Case No. PR-2010-000360 in the Probate Court of Shelby County, Alabama (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Harper Ross Rape and Juana Fay Rape (hereinafter called GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them, all right, title, interest, and claim of Sammie O'Neal Benson or his estate in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land 220 feet North and South along Alabama State Highway No. 145 and 330 feet East and West from said Alabama Highway No. 145 commencing at the South point of intersection of the lands as the same are described in warranty deed dated January, 1990, recorded in Book 273 at Page 705 in the Office of the Judge of Probate of Shelby County, Alabama. This real property is the same as described in deed recorded as Instrument # 20080716000287790 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them forever.

Given under the hand and seal of GRANTOR, this 19<sup>th</sup> day of December, 2016.



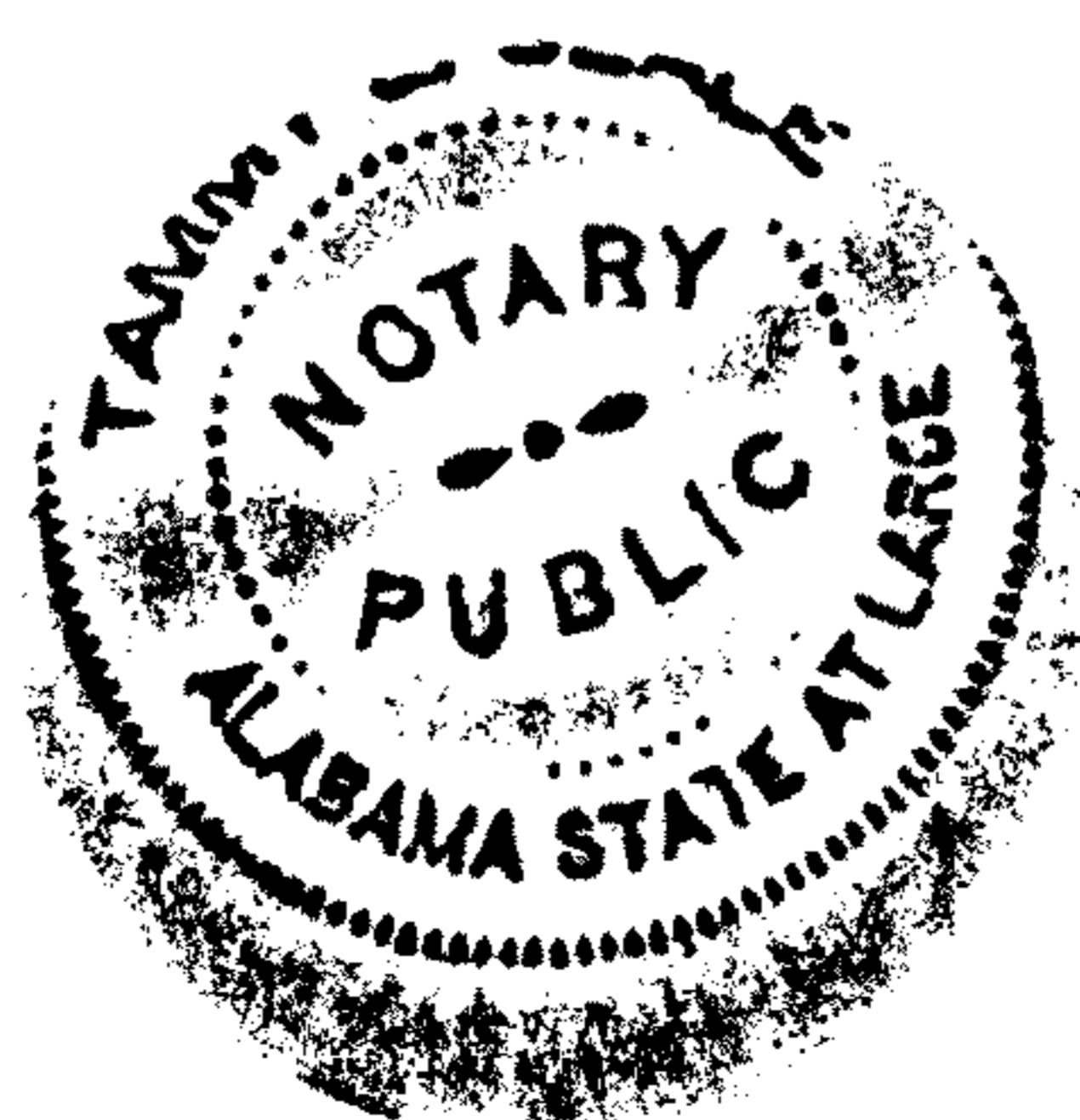
Shelia Jackson, as personal representative of  
the Estate of Sammie O'Neal Benson

Shelby County, AL 04/26/2017  
State of Alabama  
Deed Tax:\$18.00

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shelia Jackson, whose name as personal representative of the Estate of Sammie O'Neal Benson 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 this 19<sup>th</sup> day of December, 2016.



Tammy L. Seale  
Notary Public  
My commission expires: 09-09-2019

## Real Estate Sales Validation Form

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

Grantor's Name Shelia Jackson pers rep  
Mailing Address 481 County Road 271  
Clanton, AL 35045

Grantee's Name Harper + Juanita Fay Rose  
Mailing Address 23481 Hwy 145  
Colun比亚, AL 35051

Property Address Hwy 145  
Shelby

Date of Sale 12/19/16  
Total Purchase Price \$ 18,000.00  
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 court order

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 12/19/16

Print Shelia Jackson

Unattested  
(verified by)

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

Form RT-1

