

This Instrument was Prepared by:

Send Tax Notice To: Charles R. Benefield

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

3078 Laurel Lakes, CV
Helena, AL 35022

File No.: S-17-23713

WARRANTY DEED



20170522000178010 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/22/2017 01:30:15 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Doviel Jean Cantrell**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles R. Benefield**, (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. Doviel Jean Cantrell is the surviving grantee in Inst #1994-05637, Probate Office Shelby County, Alabama, the other grantee, Orbie L. Cantrell is deceased, having died YNN 2/16..

\$131,500.00 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 28th day of April, 2017.

Doviel Jean Cantrell
Doviel Jean Cantrell

Shelby County, AL 05/22/2017
State of Alabama
Deed Tax: \$33.50

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Doviel Jean Cantrell, 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 28th day of April, 2017.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

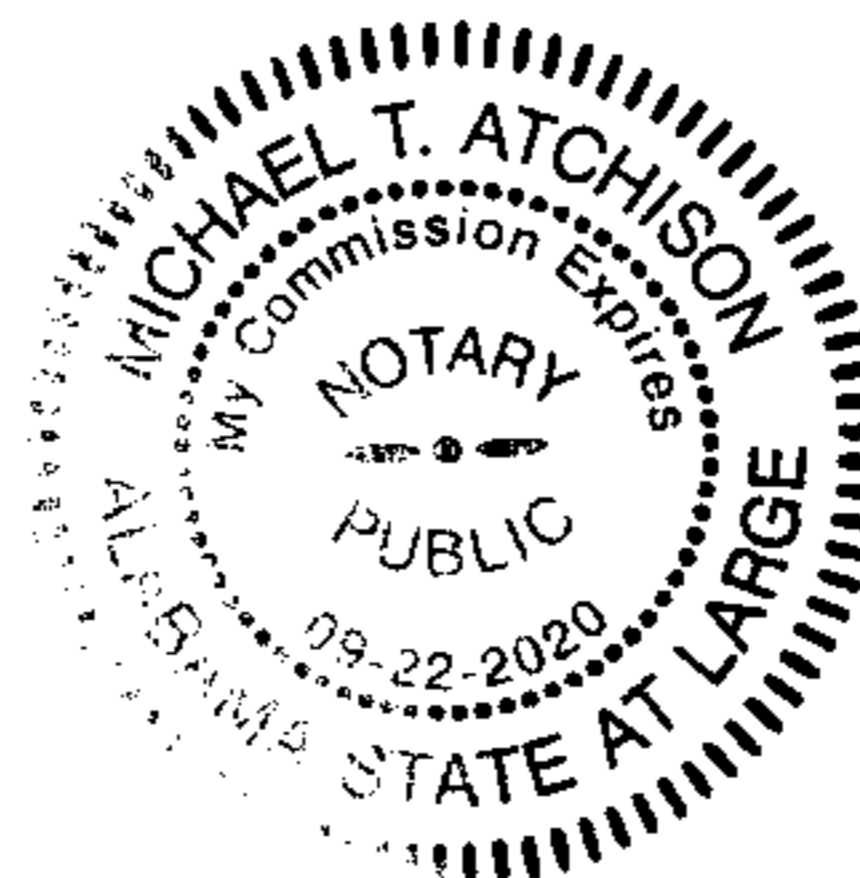



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35 a distance of 793.77 feet to a point; thence South 00 degrees 00 minutes 00 seconds East a distance of 359.06 feet to the point of beginning also being on the West bank of Shack Branch slough on Lay Lake; thence South 3 degrees 33 minutes 58 seconds East along said slough a distance of 53.95 feet to a point; thence South 28 degrees 14 minutes 47 seconds East continuing along said slough a distance of 40.77 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 344.78 feet to a point; thence North 34 degrees 33 minutes 39 seconds West a distance of 109.00 feet to a point; thence 90 degrees 00 minutes 00 seconds East a distance of 383.97 feet to the point of beginning. Situated in Shelby County, Alabama.


20170522000178010 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/22/2017 01:30:15 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 Doviell Jean Cantrell
Mailing Address

715 Chestnut Dr SW
Russellville AL 35652

Grantee's Name Charles R. Benefield
Mailing Address

3078 Laurel Lakes CV
Helena AL 35022

Property Address 12415 Highway 47
Shelby, AL 35143

Date of Sale April 28, 2017
Total Purchase Price \$165,000.00

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
xx Sales Contract
Closing Statement

- Appraisal
Other



20170522000178010 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/22/2017 01:30:15 PM FILED/CERT

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 May 12, 2017

Print Doviell Jean Cantrell

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one