

This Instrument was Prepared by:

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

File No.: MV-17-24009

Send Tax Notice To: Seth Joseph
Ashley Joseph

1767 Hwy 74
Chelsea AL 35043

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170804000283340 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
08/04/2017 03:06:41 PM FILED/CERT

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Larry L. Bentley and Connie L. Bentley, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Seth Joseph and Ashley Joseph**, (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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 3rd day of August, 2017.

Larry L. Bentley
Larry L. Bentley

Connie L. Bentley
Connie L. Bentley

State of Alabama

County of Shelby



20170905000322850 1/3 \$22.00
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09/05/2017 11:41:14 AM FILED/CERT

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Larry L. Bentley and Connie L. Bentley, 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 3rd day of August, 2017.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/22/2020





Shelby County, AL 08/04/2017
State of Alabama
Deed Tax: \$30.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the southeast corner of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 West; thence run westerly along the South line of said 1/4-1/4 section 735.36 feet; thence continue along the last described course a distance of 2,058.30 feet to the point of beginning; thence continue westerly along the South line of the North 1/2 of the NW 1/4 of the SW 1/4 of said section a distance of 116.89 feet to the East right of way of Shelby County Highway 47; thence continue in a northerly direction along said East right of way a distance of 419.23 feet; thence turn an angle to the right of 135 degrees 9 minutes 32 seconds and run a distance of 138.88 feet; thence turn an angle to the right and run southerly parallel to the East right of way of Shelby County Hwy #47 a distance of 294.32 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except property conveyed in Inst. No. 1999-35522, Probate Office, 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 Larry L. Bentley
Connie L. Bentley

Mailing Address _____

Property Address 6490 Chelsea Road
Columbiana, AL 35051

Grantee's Name Seth Joseph
Ashley Joseph

Mailing Address 1767 Highway 74
Chelsea, AL 35043

Date of Sale August 02, 2017
Total Purchase Price \$30,000.00


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


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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 _____


Print Larry L. Bentley

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1