

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Hubert Lee Benson, Jr.
1049 Linkside Drive
Birmingham, AL 35242

STATE OF ALABAMA **20171120000417530**
COUNTY OF SHELBY **11/20/2017 08:30:50 AM**
 DEEDS 1/3

Know All Men by These Presents: That in consideration of **Three Hundred Fifty Thousand and no/100 Dollars (\$350,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JEFFERY A. WHITE and ANITA L. WHITE, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **HUBERT LEE BENSON, JR., as Trustee of the HUBERT LEE BENSON, JR. MANAGEMENT TRUST DATED 12/10/2014** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

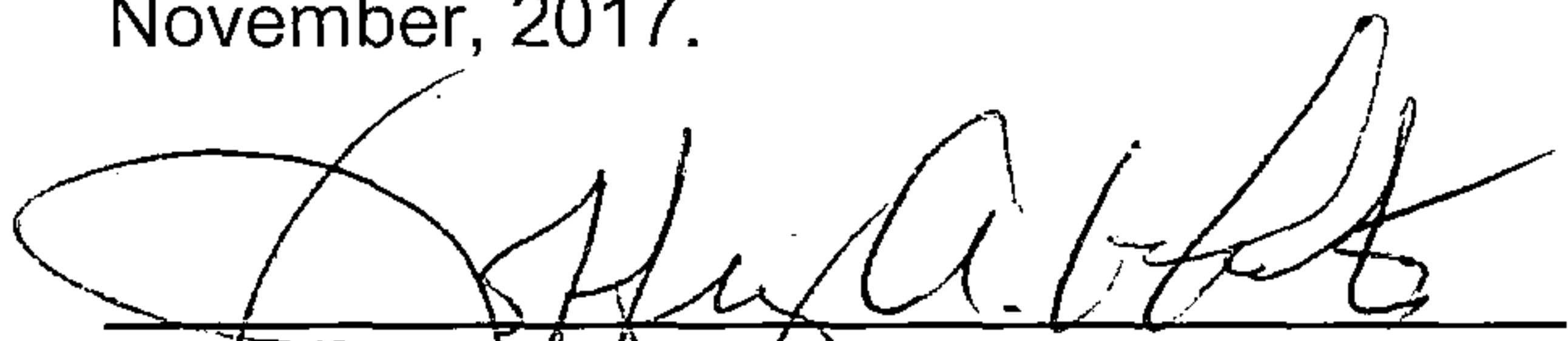
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

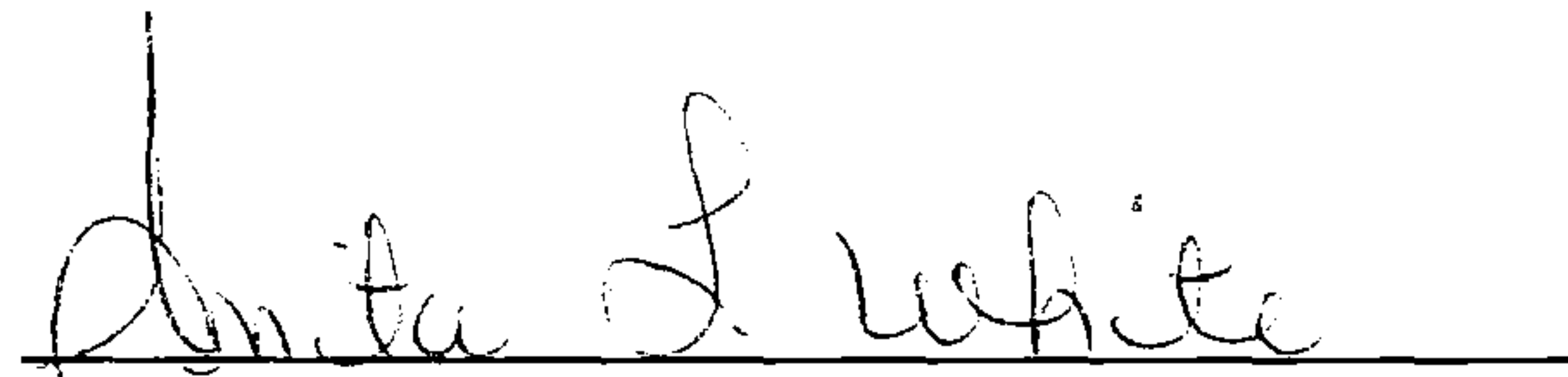
\$250,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 6th day of November, 2017.



JEFFERY A. WHITE




ANITA L. WHITE

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JEFFERY A. WHITE and ANITA L. WHITE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

20171120000417530 11/20/2017 08:30:50 AM DEEDS 2/3

Lot 20, according to the Survey of Linkside at Greystone, as recorded in Map Book 17, Page 32, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, commons areas and High Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

PARCEL NO.: 03-9-32-0-002-005.044

Real Estate Sales Validation Form

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

Grantor's Name JEFFERY A. WHITE
Mailing Address ANITA L. WHITE
P.O. Box 1585
Ozark, AL 36361

Grantee's Name Hubert Lee Benson, Jr.
Mailing Address 1049 Linkside Drive
Birmingham, AL 35242

Property Address 1049 Linkside Drive
Birmingham, AL 35242

Date of Sale November 6, 2017
Total Purchase Price \$ 350,000.00

20171120000417530 11/20/2017 08:30:50 AM DEEDS 3/3

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
x Sales Contract
x 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 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).

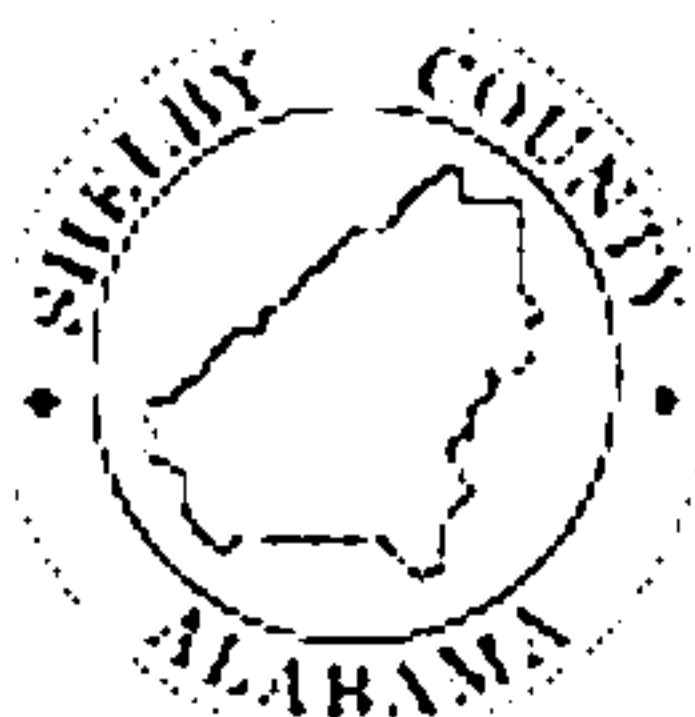
Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/20/2017 08:30:50 AM
\$121.00 CHERRY
20171120000417530

Handwritten signature