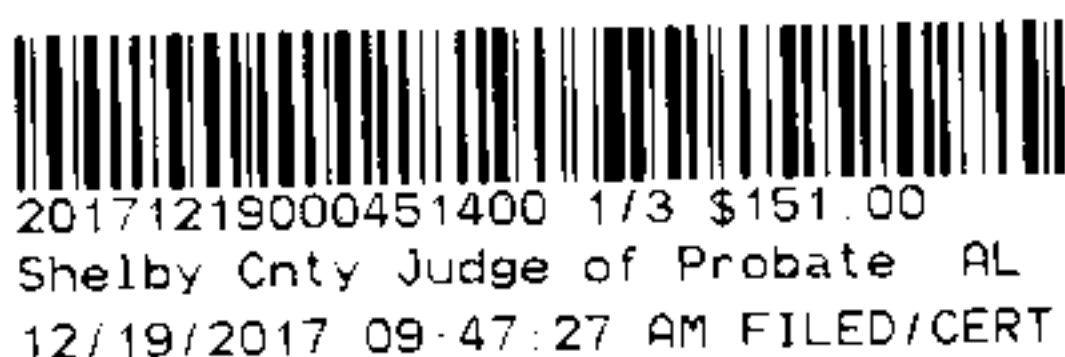


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Benjamin D. King
314 Old Millhouse Lane
Columbiana AL 35051

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Thousand Dollars and zero cents (\$130,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Betty Ann King Britnell and husband Charles L. Dill, III.
grant, bargain, sell and convey unto,
Benjamin D. King

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

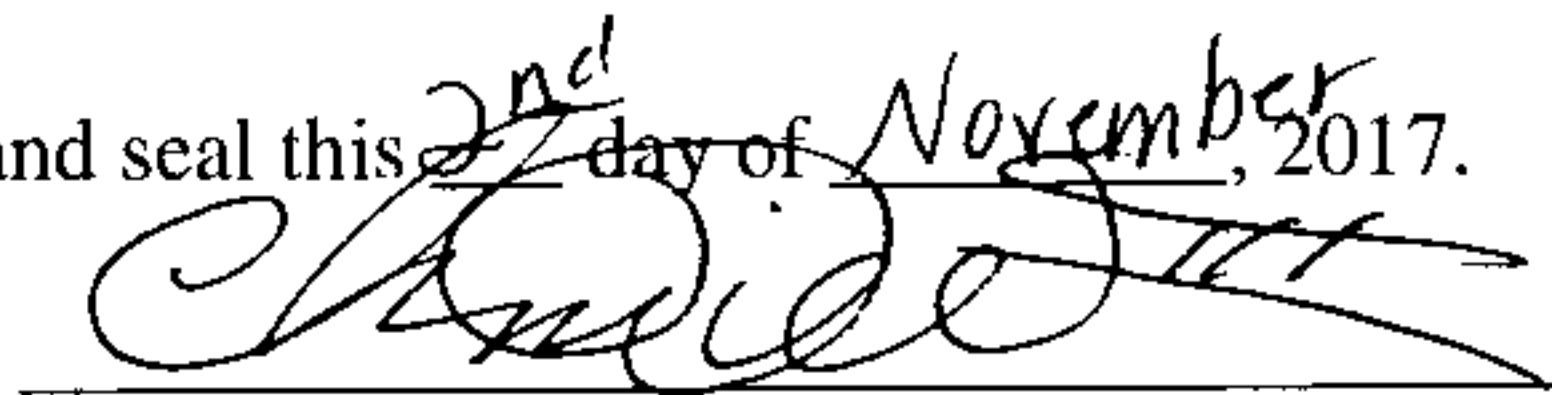
This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of November, 2017.


Betty Ann King Britnell


Charles L. Dill, III

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Betty Ann King Britnell and Charles L. Dill, III
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 2nd day of November, 2017.


Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 12/19/2017
State of Alabama
Deed Tax: \$130.00

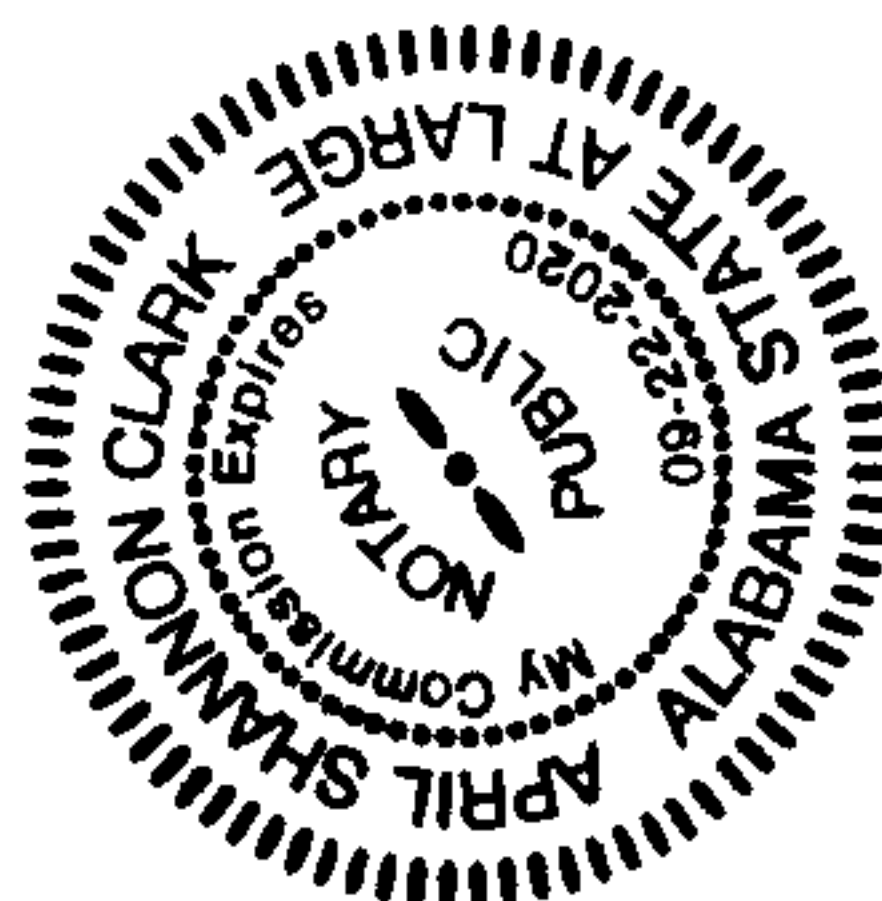


EXHIBIT A – LEGAL DESCRIPTION

Begin at the SW Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County Alabama, said POINT OF BEGINNING; thence N01°00'28"W, a distance of 1315.56' to the NW Corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence S89°36'39"E, a distance of 1326.10 to the NE Corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence S01°01'45"E, a distance of 370.00'; thence N89°36'39"W, a distance of 922.94'; thence S01°00'45"E, a distance of 954.20'; thence N88°23'03"W, a distance of 403.60' to the POINT OF BEGINNING.



20171219000451400 2/3 \$151.00
Shelby Cnty Judge of Probate, AL
12/19/2017 09:47:27 AM 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 Betty Ann King Britnell
Mailing Address _____

Grantee's Name Benjamin D. King
Mailing Address 314 Old Millhouse Ln
Columbiana AL
35051

Property Address _____

Date of Sale _____
Total Purchase Price \$ 130,000.00

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


20171219000451400 3/3 \$151.00
Shelby Cnty Judge of Probate, AL
12/19/2017 09:47:27 AM 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 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 11-2-17

Print Betty Ann King Britnell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1