

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Stephen Benton
532 Olde Towne Ln.
Alabaster, AL 35007

20180430000144990
04/30/2018 01:03:54 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Five Thousand And No/100 Dollars (\$235,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Morris and Sarah Elizabeth Morris, husband and wife , (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen Benton (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 28, according to the Survey of Olde Towne Forest-First Addition, as recorded in Map Book 9, Page 170, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of Lot 28, according to the Survey of Olde Towne Forest-First Addition, as recorded in Map Book 9, Page 170, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westernmost corner of said Lot 28, also being the Northernmost corner of Lot 27, in said Olde Towne Forest-First Addition; thence run in a Southeasterly direction along the SW line of said Lot 28 and also along the NE line of said Lot 27 for a distance of 128.98 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 74.13 feet to an iron pin found at the Southernmost corner of Lot 28; thence turn an angle to the left of 58°44'00" and run in a Northeasterly direction along the SE line of said Lot 28 and also along the NW line of Lots 25 and 24 in said Olde Towne Forest-First Addition for a distance of 74.41 feet to an iron pin set; thence turn an angle to the left of 154°12'37" and run in a Westerly direction for a distance of 89.58 feet to an iron pin set; thence turn an angle to the right of 11°19'41" and run in a Northwesterly direction for a distance of 40.42 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$223,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 27, 2018.


James Morris

Sarah Elizabeth Morris

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James Morris and Sarah Elizabeth Morris 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 on this 27 day of April, 2018.


Notary Public
My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James Morris and Sarah Elizabeth Morris	Grantee's Name	Stephen Benton
Mailing Address	532 Olde Towne Ln. Alabaster, AL 35007	Mailing Address	121 Ashby Street Calera, AL 35040
Property Address	532 Olde Towne Ln. Alabaster, AL 35007	Date of Sale	April 27, 2018
		Total Purchase Price	\$235,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - James Morris and Sarah Elizabeth Morris, 532 Olde Towne Ln., Alabaster, AL 35007.

Grantee's name and mailing address - Stephen Benton, 121 Ashby Street, Calera, AL 35040.

Property address - 532 Olde Towne Ln., Alabaster, AL 35007

Date of Sale - April 27, 2018.

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: April 27, 2018

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2018 01:03:54 PM
\$30.00 CHERRY
20180430000144990