

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

SEND TAX NOTICE TO:  
Jeremy Ardeneaux  
121 Ashby St  
Calera, AL 35040

20180501000147850  
05/01/2018 03:22:46 PM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

STATE OF ALABAMA                    )  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Stephen P. Benton and Kelly Benton, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeremy Ardeneaux (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 159, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$140,000.00 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.

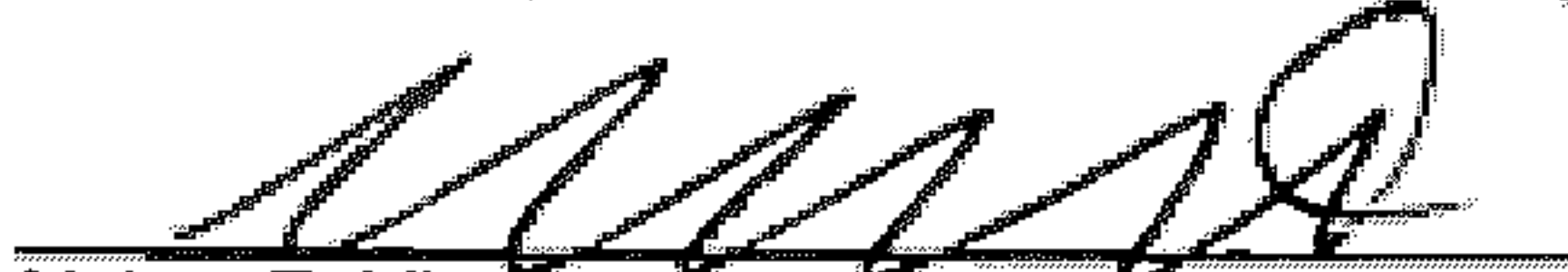
  
Stephen P. Benton

  
Kelly Benton

STATE OF Alabama  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Stephen P. Benton and Kelly Benton 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 22 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 Stephen P. Benton  
Mailing Address 121 Ashby St  
Calera, AL 35040

Grantee's Name Jeremy Ardeneaux  
Mailing Address 521 Hwy 304 Lot 10  
Calera, AL 35040

Property Address 121 Ashby St  
Calera, AL 35040

Date of Sale April 27, 2018  
Total Purchase Price \$140,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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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:

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 - Stephen P. Benton, 121 Ashby St, Calera, AL 35040.

Grantee's name and mailing address - Jeremy Ardeneaux, 521 Hwy 304 Lot 10, Calera, AL 35040.

Property address - 121 Ashby St, Calera, AL 35040

Date of Sale - April 27, 2018.

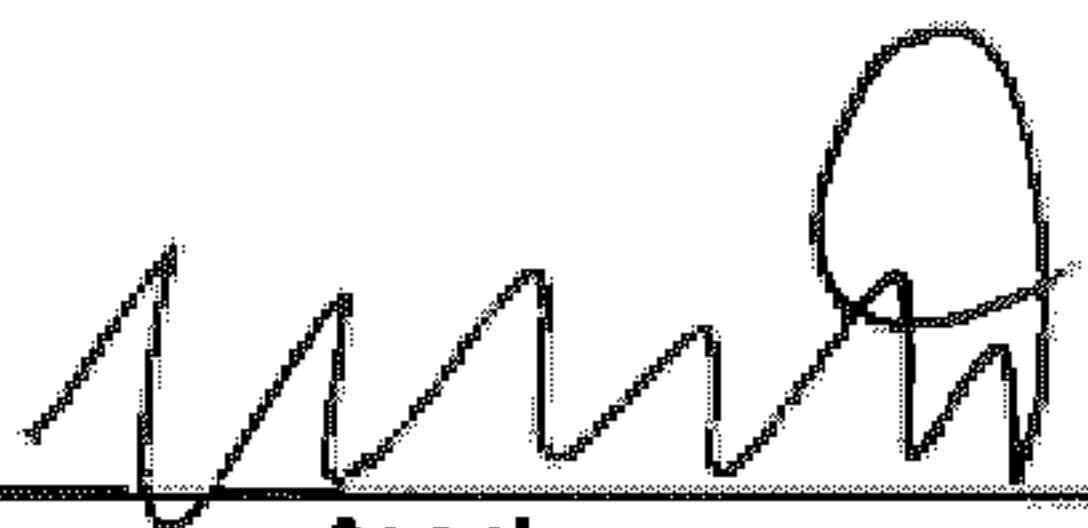
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

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  
05/01/2018 03:22:46 PM  
\$19.00 CHERRY  
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