

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
PATRICIA MASSEY

146 PEBBLE LANE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Six Thousand and 00/100 Dollars (\$146,000.00)* to the undersigned Grantors, BRYCE MARSHALL BENIK, AN UNMARRIED MAN and BRUCE MICHAEL BENIK, AN UNMARRIED MAN, (hereinafter referred to as Grantors, whose mailing address is 146 PEBBLE LANE, ALABASTER, AL 35007), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto PATRICIA MASSEY (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE PHASE TWO, AS RECORDED IN MAP BOOK 20, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 146 PEBBLE LANE, ALABASTER, AL 35007

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement,

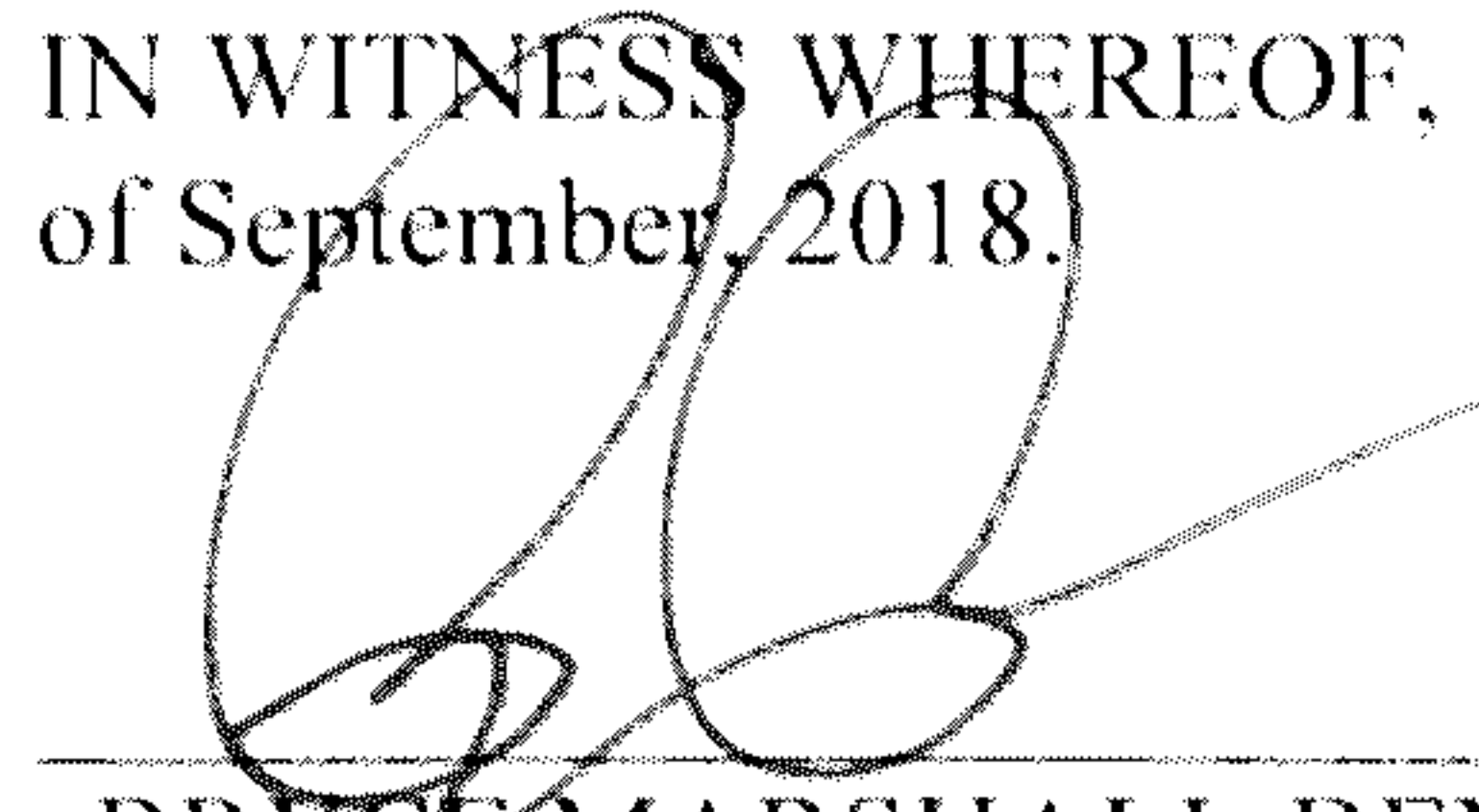
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any. Right-of-way granted to the Alabaster Water Works recorded in Volume 278, Page 391.
4. Right-of-way granted to South Central Bell Telephone Company recorded In Volume 337, Page 241.
5. Restrictions and covenants appearing of record in Inst. #19W6027 and Inst. #199516238.
6. Title to all minerals within and underlying the promises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

\$141,619.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 11th day of September, 2018.



BRYCE MARSHALL BENIK

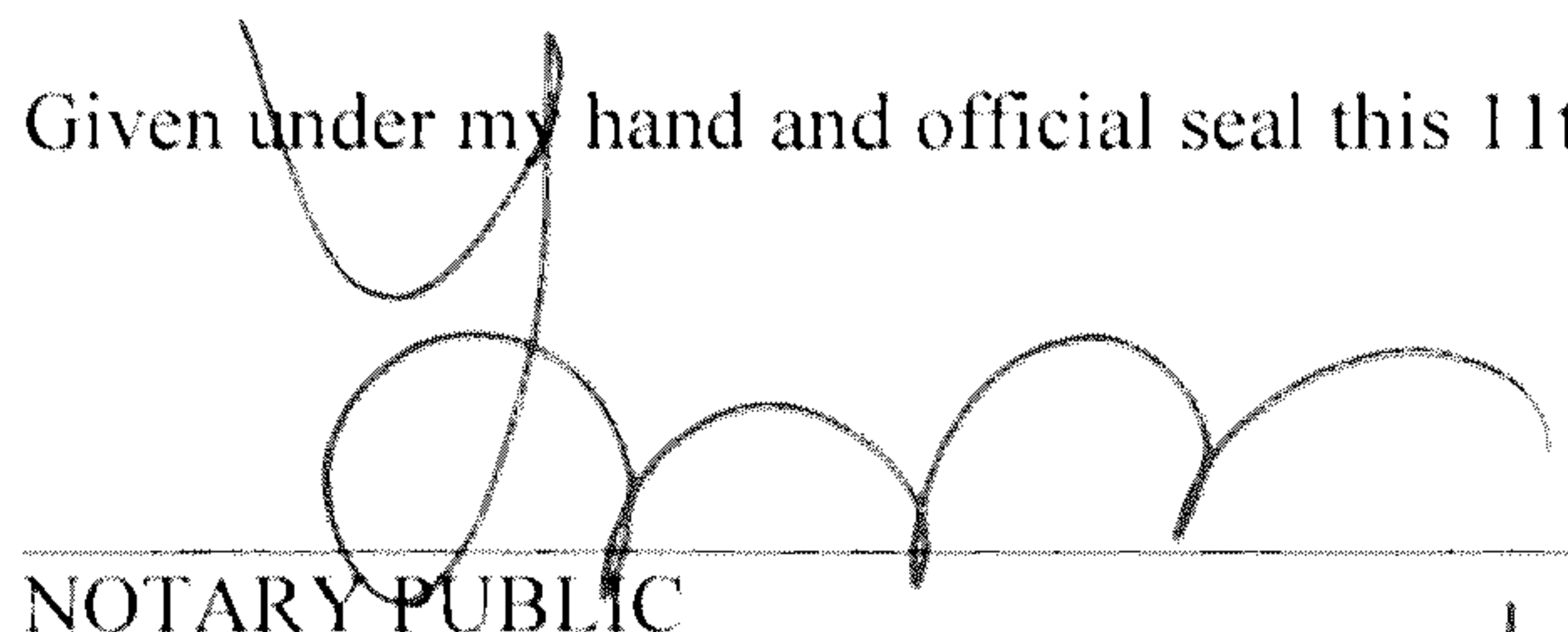


BRUCE MICHAEL BENIK

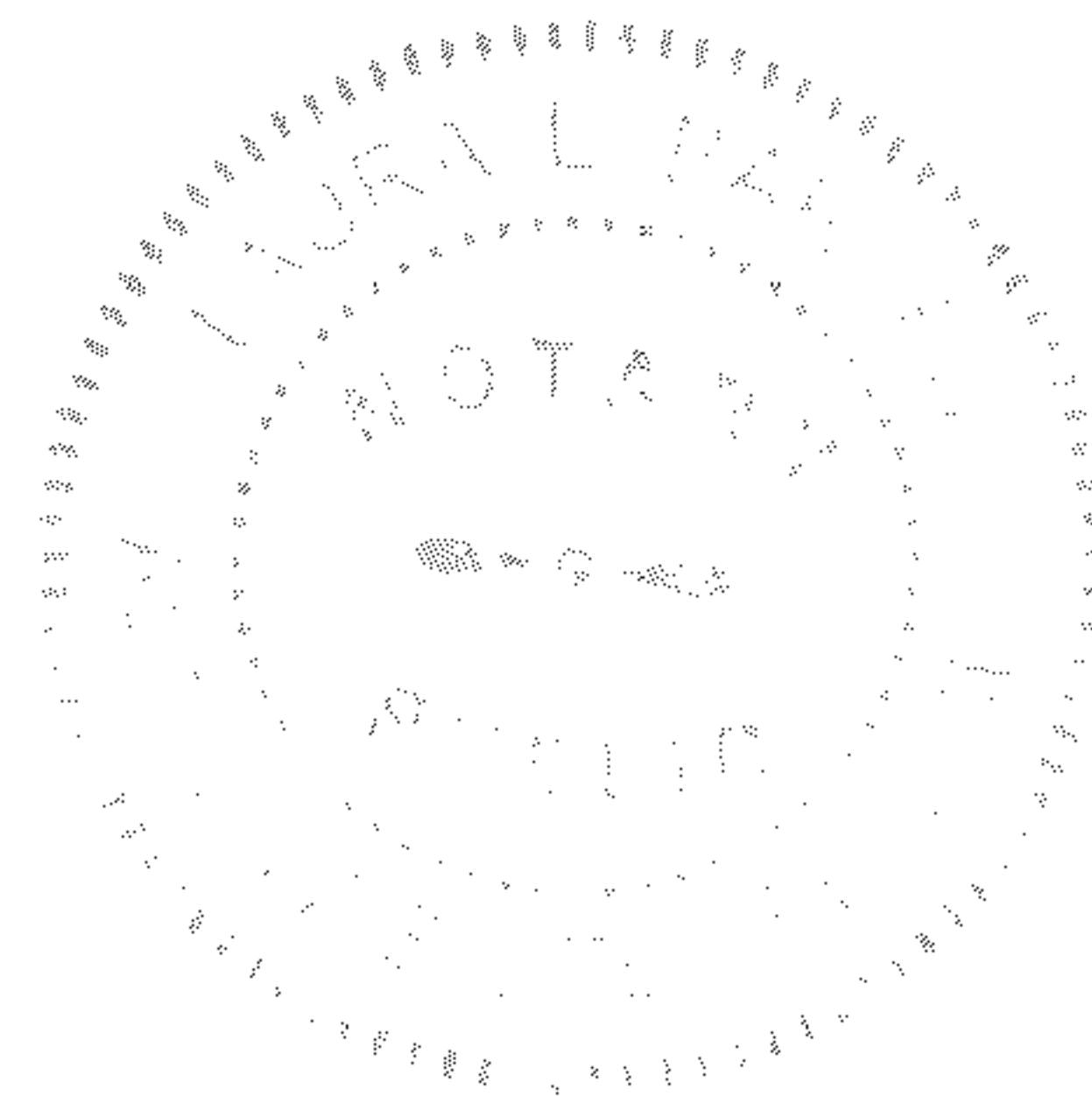
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRYCE MARSHALL BENIK and BRUCE MICHAEL BENIK, 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 the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2018.


NOTARY PUBLIC

2/4/20



Real Estate Sales Validation Form

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

20180912000328490 09/12/2018 03:12:38 PM DEEDS 3/3

Grantor's Name: BRYCE MARSHALL
BENIK and BRUCE
MICHAEL BENIK

Grantee's Name: PATRICIA MASSEY

Mailing Address: 146 PEBBLE LANE
ALABASTER, AL 35007

Mailing Address: 146 PEBBLE LANE
ALABASTER, AL 35007

Property Address: 146 PEBBLE LANE
ALABASTER, AL 35007

Date of Sales September 11th, 2018

Total Purchase Price: (\$146,000.00)

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"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<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- 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: September 11th, 2018

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2018 03:12:38 PM
\$25.50 CHERRY
20180912000328490

Allen S. Bayel