


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA


20190408000111970 1/3 \$145.00
Shelby Cnty Judge of Probate, AL
04/08/2019 09:47:49 AM FILED/CERT

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James Terry Benson, a single man (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Dennis T. Benson (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SW ¼ of SE ¼ of Section 4, and the NW ¼ of the NE ¼ of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE ¼ of Section 4, Township 24 North, Range 15 East; thence run Southerly along the East line of the NW ¼ of the NE ¼ of Section 9, Township 24 North, Range 15 East, for 221.95 feet; thence 107 deg. 48 min. right run 627.58 feet; thence 76 deg. 42 min. 25 sec. right run 733.25 feet to the Southerly Right of Way of Shelby County Highway No. 46; thence 103 deg. 43 min. 44 sec. right run Southeasterly along said Right of Way for 610.91 feet; thence 76 deg. 16 min. 16 sec. right run 511.29 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the land conveyed in deeds recorded as Instrument # 2000-09802 and Instrument # 2001-07219 in the Probate Office of Shelby County, Alabama.

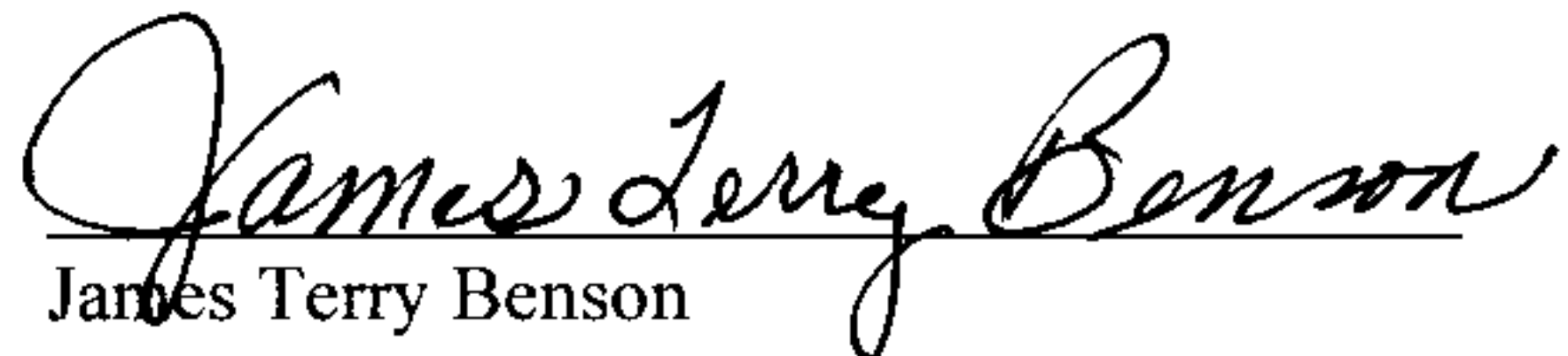
TO HAVE AND TO HOLD to the said GRANTEE and his and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

Shelby County, AL 04/08/2019
State of Alabama
Deed Tax: \$124.00

administrators covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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, his heirs and assigns forever, against the lawful claims of all persons.

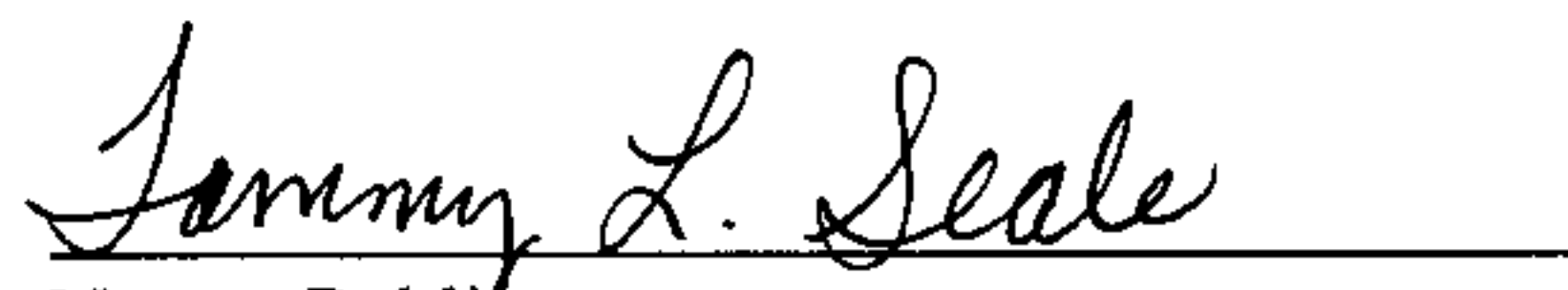
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
5 day of April, 2019.


James Terry Benson

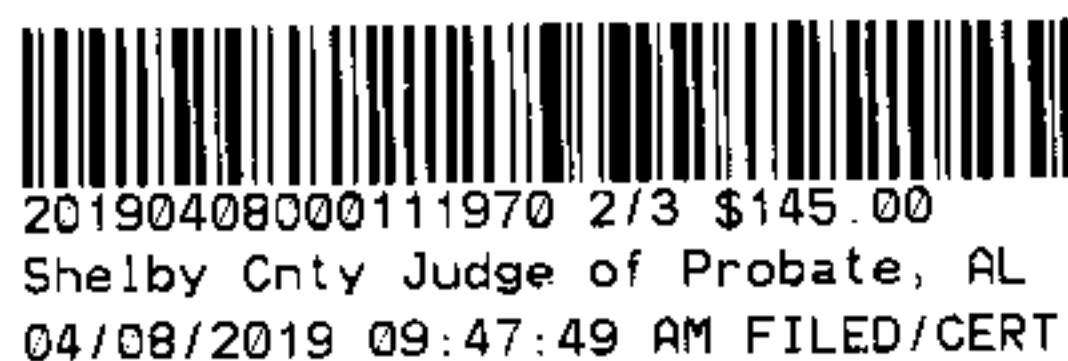
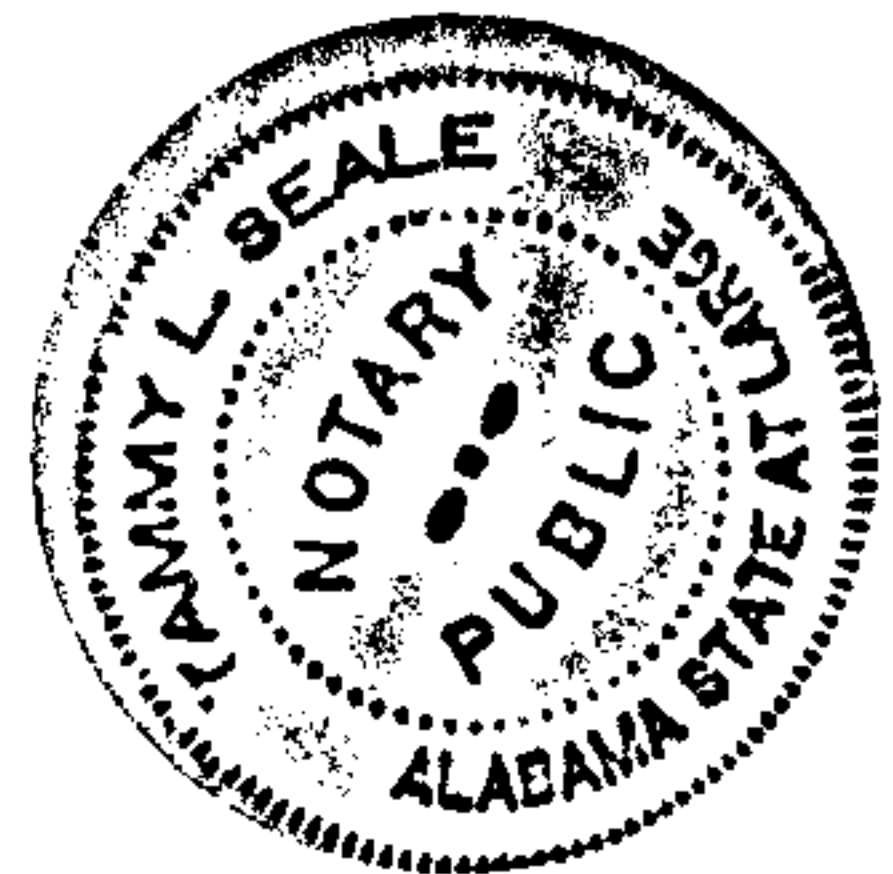
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Terry Benson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2019.


Notary Public

My commission expires: 09-09-2019



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 Terry Benson
Mailing Address 248 Hwy 46
Shelby, AL 35143

Grantee's Name Dennis T. Benson
Mailing Address 177 Hwy 302
Shelby, AL 35143

Property Address 248 Hwy 46
Shelby, AL 35143

Date of Sale 4-5-19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 123,610

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 - 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 4/5/19

Print James Terry Benson

☐ Unattested

Sign

James Terry Benson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1