

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Bailey Land Group, Inc.  
4126 Hwy 119  
Montevallo, AL 35115

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STATE OF ALABAMA	)	
	)	
COUNTY OF SHELBY	)	<b>WARRANTY DEED</b>

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **HENRY W. BENNETT, JR., and SHARRON K. BENNETT, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **BAILEY LAND GROUP, INC., an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$128,000.00 of the above-recited consideration is being paid with as purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its 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 4th day of June, 2019.

  
HENRY W. BENNETT, JR.

  
SHARRON K. BENNETT

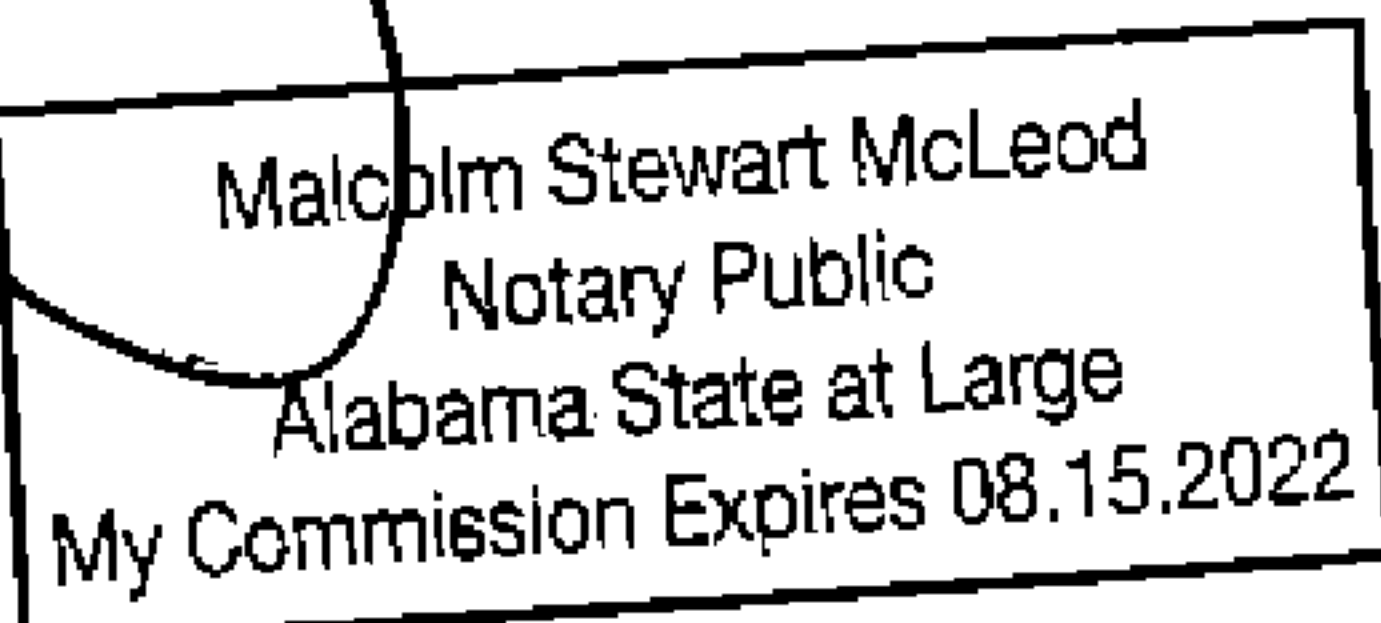
STATE OF ALABAMA                     )  
  )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **HENRY W. BENNETT, JR., and SHARRON K. BENNETT**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of June, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:



**Exhibit "A"**

A tract of land in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 3 West, being more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West and run South 88 degrees 08 minutes 21 seconds West along the Southerly line of said section for 2585.89 feet to the point of beginning; thence North 88 degrees 37 minutes 09 seconds West, along the South line of said section 297.00 feet to a point on the easterly right of way line of Alabama State Highway No. 119; thence northerly along said right of way line in the arc of a curve to the left, having a radius of 2,331.83 feet and a central angle of 3 degrees 41 minutes 12 seconds for 150.04 feet to a point; thence South 88 degrees 36 minutes 47 seconds East for 296.21 feet to a point; thence South 00 degrees 29 minutes 20 seconds West for 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	<u>HENRY W. BENNETT, JR. and SHARRON K. BENNETT</u>	Grantee's Name	<u>BAILEY LAND GROUP, INC.</u>
Mailing Address	<u>4126 HWY 119 MONTEVALLO, AL 35115</u>	Mailing Address	<u>331 GREAT VIEW CIRCLE HOOVER, AL 35226</u>
Property Address	<u>4126 HWY 119 MONTEVALLO, AL 35115</u>	Date of Sale	<u>June 4, 2019</u>
		Total Purchase Price	<u>\$160,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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 June 4, 2019

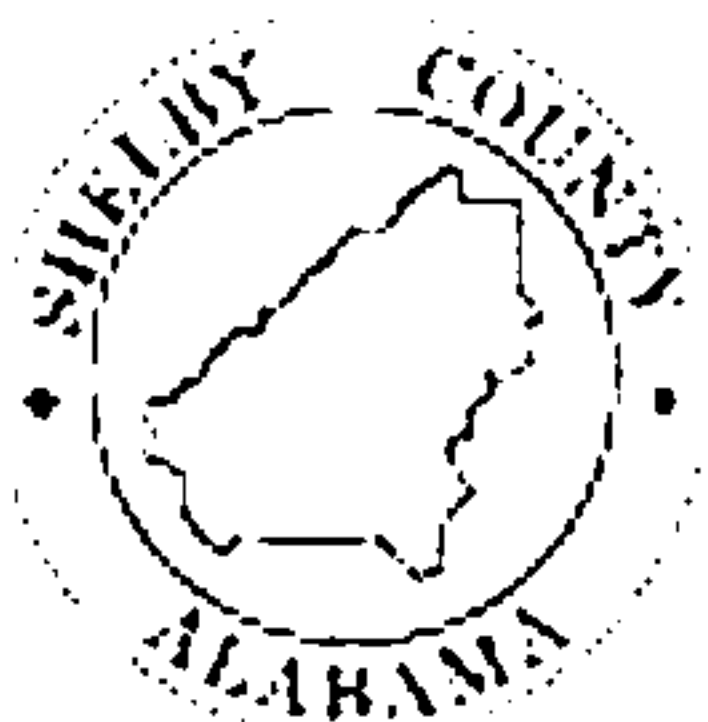
Unattested

(verified by)

Print Malcolm S. McLeod

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/05/2019 01:07:56 PM  
\$56.00 CHARITY  
20190605000195090

*Allen S. Beyle*