

20190809000288870 1/4 \$196.50
Shelby Cnty Judge of Probate, AL
08/09/2019 02:55:08 PM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
304 Canyon Park Drive
Pelham, AL 35124

Shelby County, AL 08/09/2019
State of Alabama
Deed Tax: \$170.50

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20121017000398100, Shelby County
Probate Judge, Shelby County, Alabama,
10/17/2012.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt and of which is acknowledged, I, **Jeffrey Bryan Benson**, as Trustee of the Trust for the Benefit of Jean Harris Benson, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto myself, **Jeffrey Bryan Benson, Victoria B. Schutter, Karen B. Mermingas, and Kelly B. Babler**, as joint tenants with right of survivorship, hereinafter referred to as Grantees, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Legal Description attached hereto as Exhibit "A".

Subject To:

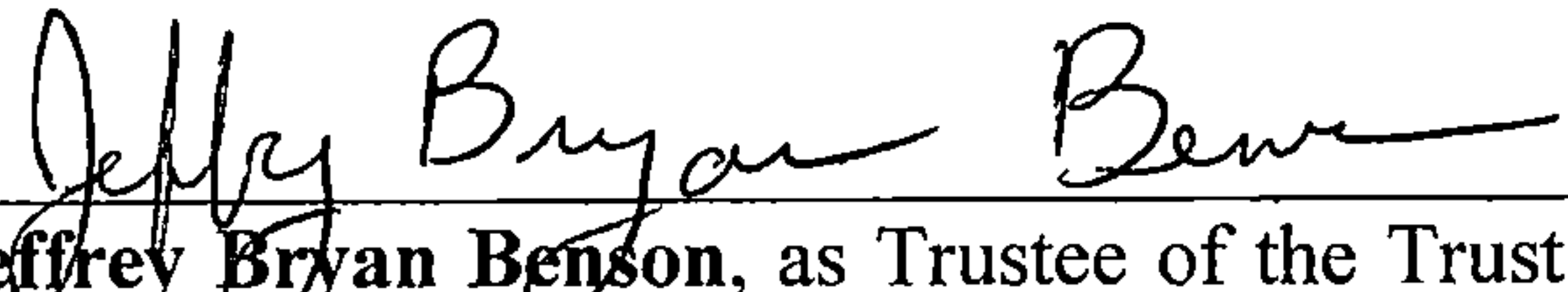
Advalorem taxes for the 2019 and subsequent years due and payable as of October 1, 2019 and existing covenants and restrictions, easements, building lines and limitations of record.

Jean Harris Benson died on April 24, 2019, and according to the terms of the Trust for the benefit of Jean Harris Benson, said above described real property is to be distributed to those persons listed as Grantees upon her death. Oscar Bryan Benson, Jean Harris Benson's husband, died on April 19, 2012.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees, his successors and assigns, that

at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

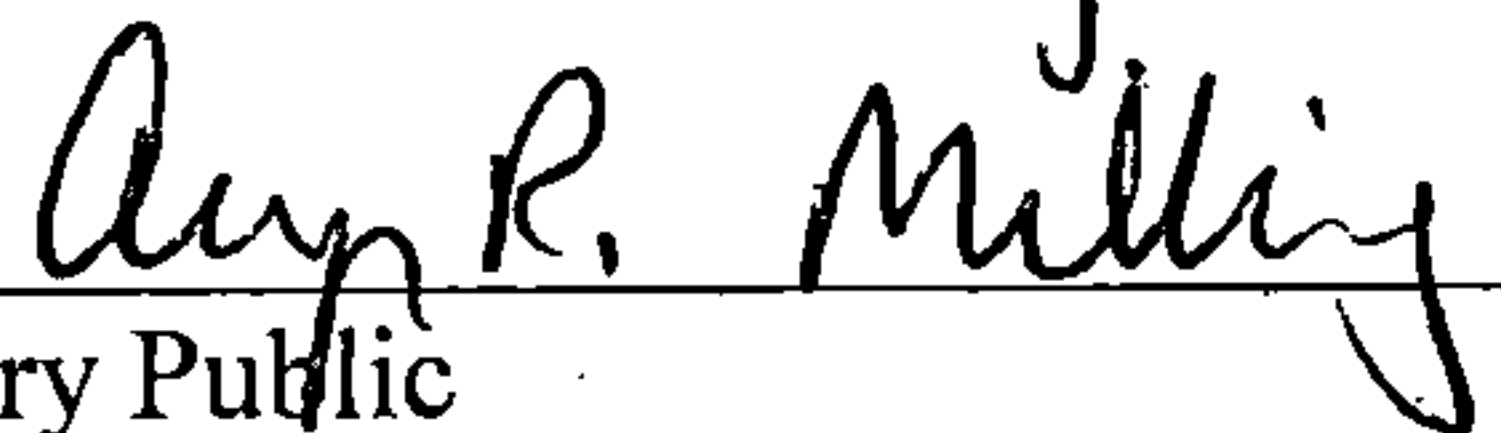
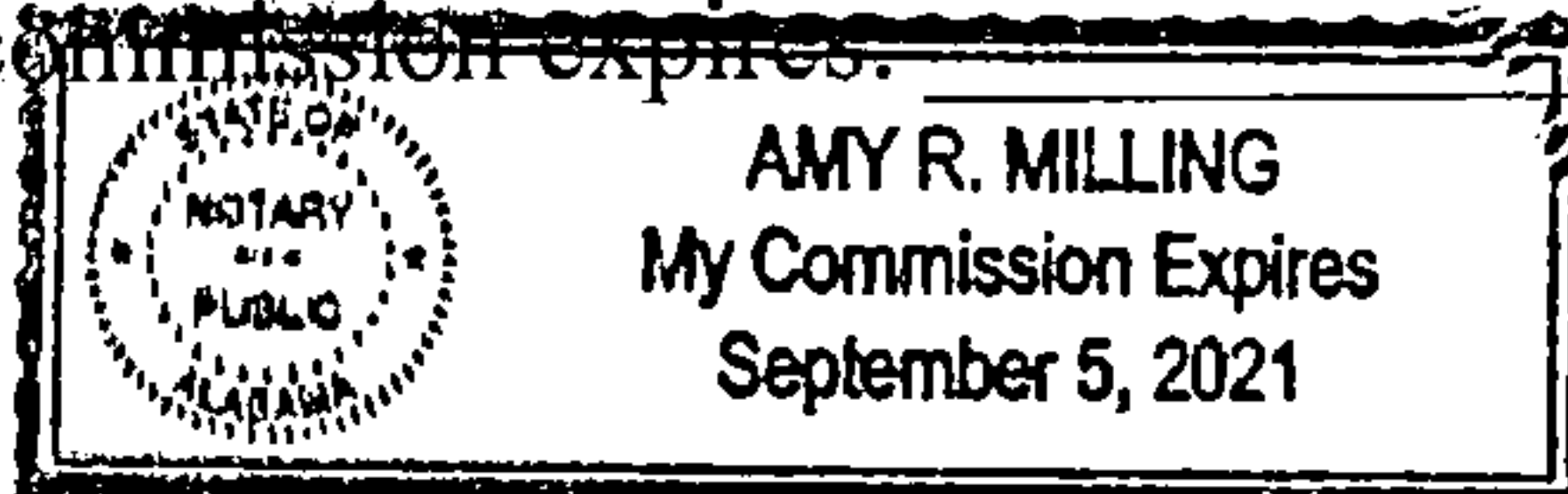
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9 day of AUGUST, 2019.


Jeffrey Bryan Benson, as Trustee of the Trust for the Benefit of Jean Harris Benson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Jeffrey Bryan Benson**, Trustee of the Trust for the Benefit of Jean Harris 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 9 day of August, 2019.


Notary Public
My commission expires.


Send tax notice to:
Jeffrey Bryan Benson
655 Highway 107
Montevallo, AL 35115



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Exhibit A

Commence at the Northeast Corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1263.0 feet to point of beginning, thence turn an angle of 100° 53' to the left for a distance of 294.72 feet, thence turn an angle to the right of 74° 06' and run a distance of 240.88 feet to east Right of Way line of Highway #31, thence turn an angle to the right of 87° 58' and run a distance of 52.89 feet; thence turn an angle of 7° 06' to the right along said Right of Way line for a distance of 161.78 feet, thence turn an angle of 90° to the right and run 10 feet, thence turn an angle of 88° 31' to the left along said Right of Way line for a distance of 210.76 feet to the North line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 12; thence turn an angle of 110° 14' to the right and run along the North line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and along the North line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 308.66 feet to point of beginning.

LESS AND EXCEPT that part conveyed to the City of Alabaster recorded in Volume 256, page 836, more particularly described as follows:

Commence at Northeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West and run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1263.0 feet to point of beginning, thence continue along the same said course for a distance of 145.52 feet, thence turn an angle of 111° 43' to the left for a distance of 157.30 feet, thence turn an angle of 95° 04' to the left for a distance of 117.92 feet, thence turn an angle of 74° 06' to the left for a distance of 94.72 feet to point of beginning.

Also an 18 foot easement of uniform width, the westerly line being hereinafter described for roadway purposes over and along the following described land: Commence at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 12, Township 21 South, Range 3 West and in a westerly direction along the north line of said quarter-quarter, run a distance of 1263.0 feet to the point of beginning; thence turn an angle of 100 deg. 53 min. to the left for a distance of 154.51 feet; thence continue along the same said course southerly for a distance of 210.91 feet; thence turn an angle of 1 deg. 46 min. to the right along said westerly right of way line for a distance of 100.65 feet; thence turn an angle of 20 deg. 55 min. to the right along said westerly right of way line of said easement for a distance of 139.23 feet; thence turn an angle of 22 deg. 00 min. to the right along the westerly right of way or northerly right of way line for a distance of 48.17 feet; thence turn an angle of 27 deg. 48 min. to the right along said right of way line for a distance of 63.40 feet to the easterly right of way line of U. S. Highway 31 and the end of said easement. The above easement is to be 18 feet of uniform width extending easterly from the above described westerly line.

The above described property is situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama. Said easement shall be for mutual benefit of all property abutting said roadway and shall not be construed as being exclusive as to any owners.



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Real Estate Sales Validation Form

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

Grantor's Name Jeffrey Bryan Benson, as Trustee
Mailing Address 655 Highway 107
Montevallo, AL 35115

Grantee's Name Jeffrey Bryan Benson, Victoria B. Shu
Mailing Address 655 Highway 107
Montevallo, AL 35115

Property Address 375 Water Tower Road
Alabaster, AL 35007

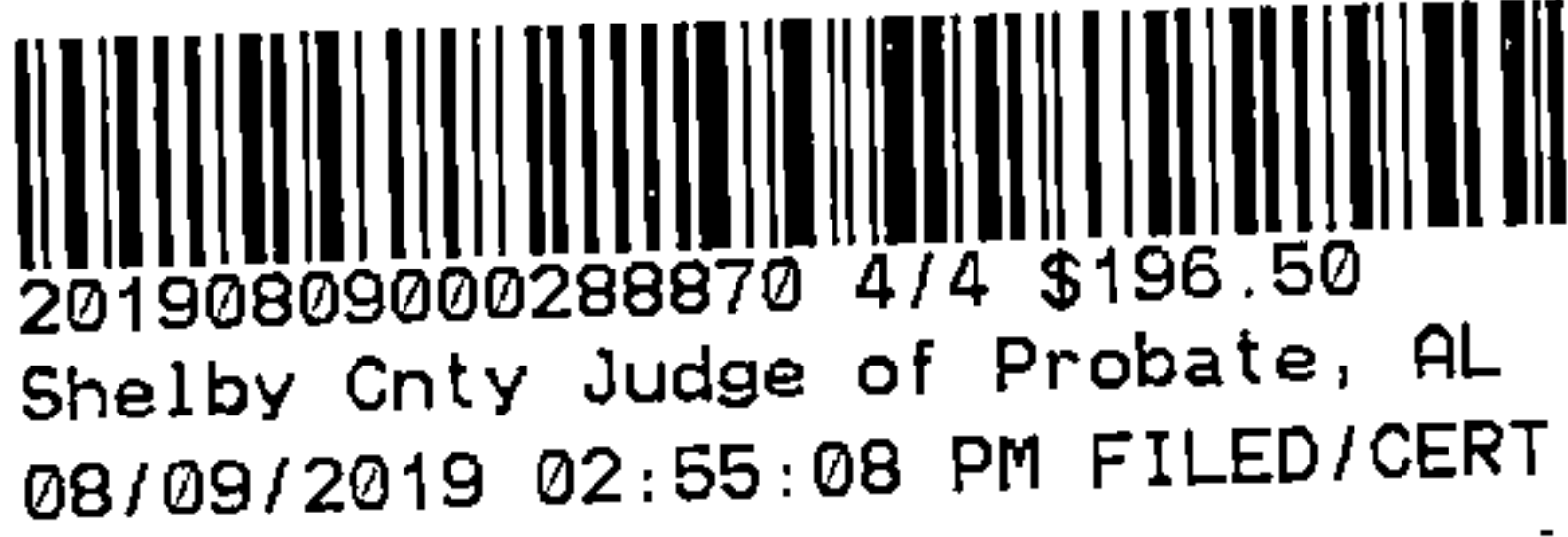
Date of Sale _____
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 227,000 $\times \frac{3}{4} = \$170,250$



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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County (AL) Tax Assessor's Office

☐ 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 8/9/19

Print JEFFREY BRYAN BENSON

Unattested

Sign

Jeffrey Bryan Benson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1