

THIS INSTRUMENT PREPARED BY:
Barnes & Barnes Law Firm, P.C.
8107 Parkway Drive
Leeds, Alabama 35094
205-699-5000

Send Tax Notice To:
BRUCE MICHAEL BENIK, SR.
LORETTA JANE BENIK
7457 MOUNTAIN VIEW LANE
LEEDS, ALABAMA 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, **BRUCE MICHAEL BENIK, II, a married man, and BRUCE MICHAEL BENIK, SR., a married man,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **BRUCE MICHAEL BENIK, SR. AND LORETTA JANE BENIK** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 142, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR 5, PAGE 3, AS RECORDED IN MAP BOOK 21 PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE

Deed prepared without benefit of title search or title insurance; legal description furnished by grantor.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.**
- 2) Easements, or claims of easements, not shown by public record.**
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.**
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.**
- 5) Easements of record.**
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

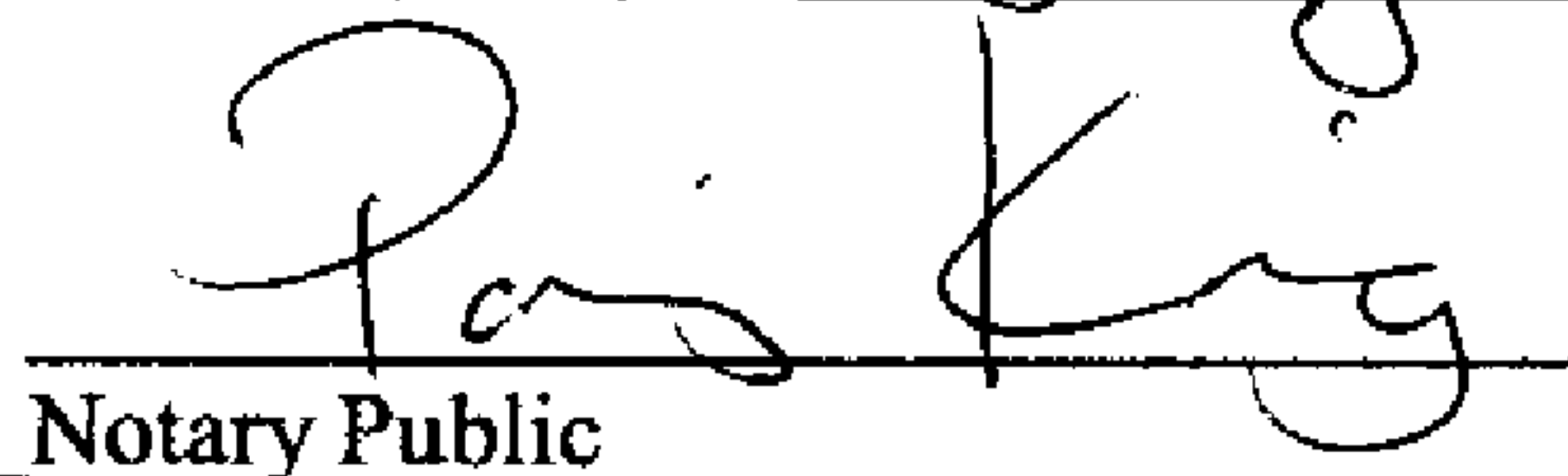
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 23 day of July, 2019.


BRUCE MICHAEL BENIK, II

STATE OF Washington
King COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRUCE MICHAEL BENIK, II, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2019.


Notary Public

My Commission Expires: 12-29-2022



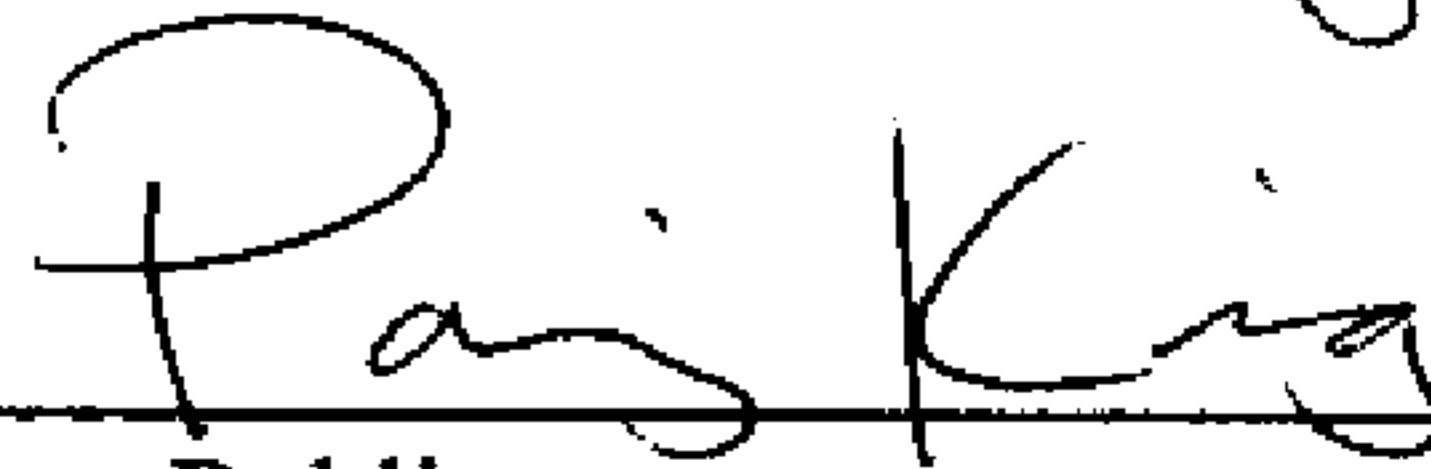


BRUCE MICHAEL BENIK, SR.

STATE OF Washington
King COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRUCE MICHAEL BENIK, SR. , whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2019.



Notary Public

My Commission Expires: 12-29-2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40221

Grantor: Bruce Benik
Mailing Address 7457 Mountain View Lane
Leeds, Alabama 35094

Grantee's Name: Bruce Benik
Mailing Address: 7457 Mountain View Lane
Leeds, Alabama 35094

Property Address: 917 10th Street
Alabaster, AL

Date of Sale: 7/23/19
Total Purchase Price: \$140,000.00
Or
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)

☐ Bill of Sale ☐ Appraisal
☐ Appraisal ☐ Other
☐ Sales Contract
XX ☐ 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 § 40221 (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 § 40221 (h).

Date: _____ Print: Laura L Barnes, Closing Attorney Unattested Sign
Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2019 01:19:45 PM
\$164.00 CHERRY
20190826000313240

Allen S. Byrd