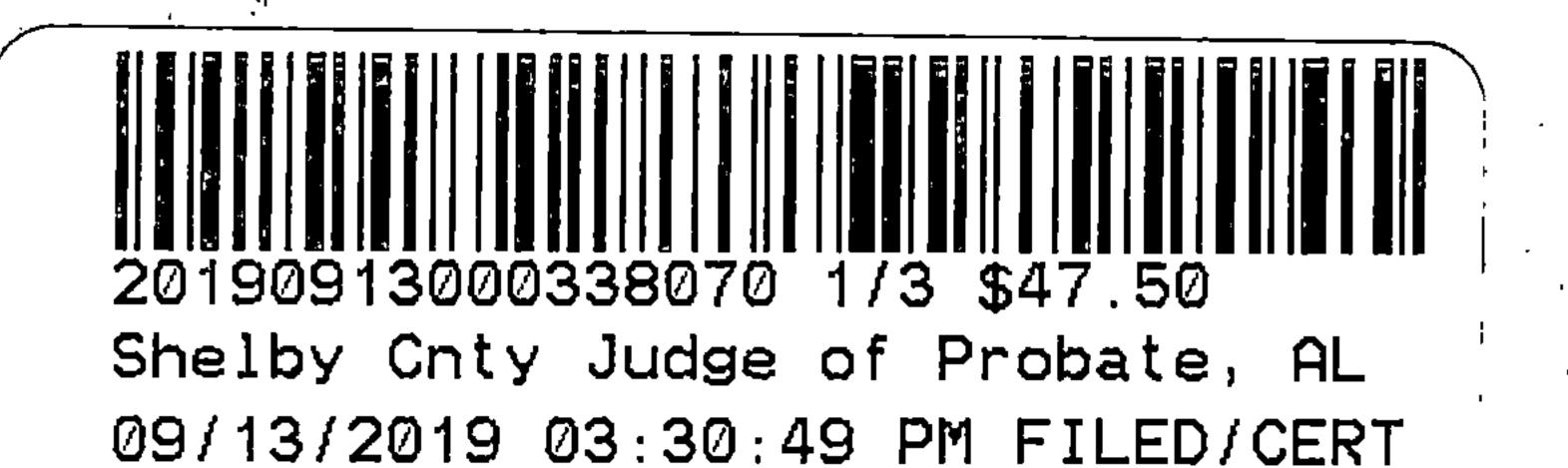
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Eddie Benson
3990 Hwy 47
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETEEN THOUSAND TWO HUNDRED TWENTY DOLLARS and NO/00 (\$19,220.00), to the undersigned grantor, *BENSON FAMILY*, *LLC a corporation* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, *EDDIE BENSON* (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DECRIPTION

Subject to taxes due for 2019 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, who is authorized to execute this conveyance, hereto set its signature and seal, this 13th day of September, 2019.

BENSON FAMILY, LLC

By: BETTY B. DOROUGH, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty B. Dorough**, as managing member of **Benson Family**, **LLC** a corporation, are 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, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 13th day of September, 2019.

PUBLI

Notary Public

My Commission Expires:

(SEAL)

Shelby County, AL 09/13/2019 State of Alabama Deed Tax:\$19.50

EXHIBIT A

LOT 5A - Being part of Lot 1 and Lot 5 of Benson Estates, as recorded in Map Book 44, Pages 148 A & B, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama; thence S01°22'14"E for a distance of 1165.57' to the POINT OF BEGINNING; thence continue S01°22'14"E for a distance of 473.40' to the Northerly R.O.W. line of Shelby County Highway 42; thence S67°01'44"W and along said R.O.W. line for a distance of 289.49'

to a curve to the left, having a radius of 16030.00', and subtended by a chord bearing S66°33'35"W, and a chord distance of 262.51'; thence along the arc of said curve and said R.O.W. line for a distance of 262.51'; thence N18°58'14"W and leaving said R.O.W. line for a distance of 197.04'; thence S76°25'02"W for a distance of 456.63'; thence N09°50'30"W for a distance of 276.99'; thence S76°25'02"W for a distance of 181.29' to the Easterly R.O.W. line of Shelby County Highway 47; thence N09°50'30"W and along said R.O.W. line for a distance of 169.06'; thence N89°53'53"E and leaving said R.O.W. line for a distance of 414.13'; thence N04°13'33"W for a distance of 214.50'; thence N90°00'00"E for a distance of 858.10' to the POINT OF BEGINNING.

Said Parcel containing 13.43 acres, more or less.

ALSO, LOT 6 and LOT 7 of Benson Estates, as recorded in Map Book 44, Pages 148 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, begin 12 feet west of SE corner of SW ¼ of NW ¼ of Section 18, Township 22, Range 1 East; thence along South boundary line of said forty South 87 deg. 55' West 388 feet; thence North 3 deg. 30' West 250 feet; thence North 87 deg. 55' East 353 feet to Shelby and Columbiana Highway; thence South 10 deg. 35' East 258 feet to point of beginning, containing 2.12 acres, more or less, being in SW ¼ of NW ¼, Section 18, Township 22, Range 1 East Shelby County, Alabama. Except present highway right of way of Columbiana-Shelby Road.

Also, Less and except property described in Instrument # 2007101600048004.

20190913000338070 2/3 \$47.50 Shelby Cnty Judge of Probate, AL 09/13/2019 03:30:49 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Eddie Ben50n Grantor's Name Mailing Address Mailing Address Property Address Date of Sale Total Purchase Price \$ Herman Actual Value Assessor's Market Value \$ 19220.00 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) Appraisal Bill of Sale Otherial Sales Contract 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). l 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). Unattested Sign (Grantbr/Grantee/Owner/Agent) circle one verified by) Form RT-1

Shelby Cnty Judge of Probate, AL

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