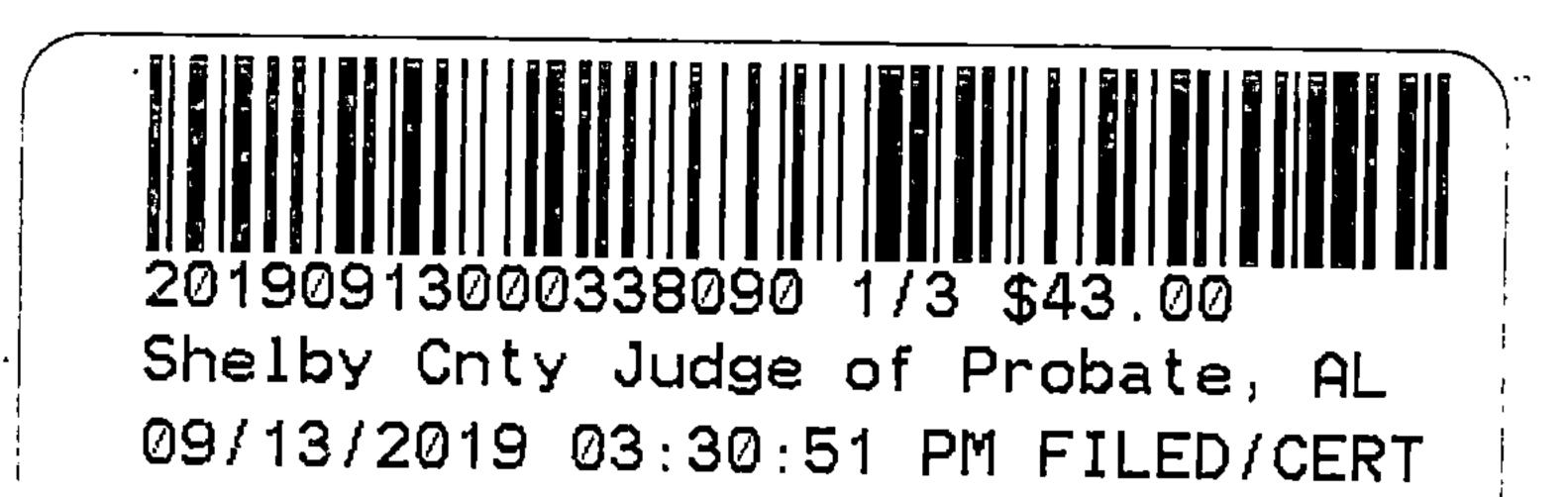
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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



Send Tax Notice to:
Jesse E. Dorough
Betty Dorough
3909 Hwy 47
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOURTEEN THOUSAND FIVE HUNDRED TWENTY DOLLARS and NO/00 (\$14,520.00), 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, JESSE E. DOROUGH AND BETTY DOROUGH (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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, as managing member, who is authorized to execute this conveyance, hereto set its signature and seal, this <u>Mr</u> day of September, 2019.

BENSON FAMILY, LLC

By: BETTY B. DOROUGH, Managing Member

De Dorond

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.

(SEAL)

Notary Public

My Commission Expires: ____9

Shelby County, AL 09/13/2019 State of Alabama Deed Tax:\$15.00

EXHIBIT A

LOT 1A - 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:

BEGIN 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, said point being the POINT OF BEGINNING; thence S01°22'14"E for a distance of 548.66'; thence N90°00'00"W for a distance of 879.92'; thence N02°56'45"E for a distance of 33.29'; thence N12°10'34"W for a distance of 422.90'; thence S77°49'26"W for a distance of 505.04' to the Easterly R.O.W. line of Shelby County Highway 47 and a non-tangent curve to the right, having a radius of 5660.00, and subtended by a chord which bears N07°20'13"W, and a chord distance of 129.74'; thence along the arc of said curve and said R.O.W. line for a distance of 129.74'; thence N06°40'49"W and along said R.O.W. line for a distance of 80.26'; thence N90°00'00"E and leaving said R.O.W. line for a distance of 1473.86' to the POINT OF BEGINNING.

Said Parcel containing 13.43 acres, more or less.

ALSO LOT 11, LOT 12 AND LOT 13 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.

20190913000338090 2/3 \$43.00 Shelby Cnty Judge of Probate O

Shelby Cnty Judge of Probate, AL 09/13/2019 03:30:51 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 Jesse E. Grantor's Name Mailing Address Mailing Address Shelloy Property Address Date of Sale Total Purchase Price \$ 20190913000338090 3/3 \$43.00 Actual Value Assessor's Market Value \$ 14520.00 Shelby Cnty Judge of Probate, AL 09/13/2019 03:30:51 PM FILED/CERT 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 Other 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). 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 (Grantor/Grantee/Owner/Agent) circle one (verified by)

Form RT-1