

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

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20190809000288830, Shelby County
Probate Judge, Shelby County, Alabama,
8/09/2019.

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 sufficiency of which is acknowledged, we, **Jeffrey Bryan Benson**, (a married man), **Victoria B. Schutter** (a married woman), **Karen B. Mermingas** (a married woman), and **Kelly B. Babler** (a married woman), herein referred to as Grantors with right of survivorship, do hereby grant, bargain, sell, warrant and convey unto ourselves, **Jeffrey Bryan Benson**, **Victoria B. Schutter**, **Karen B. Mermingas**, and **Kelly B. Babler**, 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:

Lot 17, according to the Survey of Parkside, a Residential Townhome Development, as recorded in Map Book 22 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Subject To:

- (1) Advalorem taxes for the 2020 and subsequent years due and payable as of October 1, 2020;
- (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any;
- (3) Mineral and mining rights, if any.

This property is no part of the homestead of any of the Grantors.

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. Grantors do hereby covenant with the said Grantees, their successors and assigns, that

Shelby County, AL 10/29/2019
State of Alabama
Deed Tax: \$107.50


20191029000398900 1/5 \$145.50
Shelby Cnty Judge of Probate, AL
10/29/2019 01:35:00 PM FILED/CERT

at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors 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.

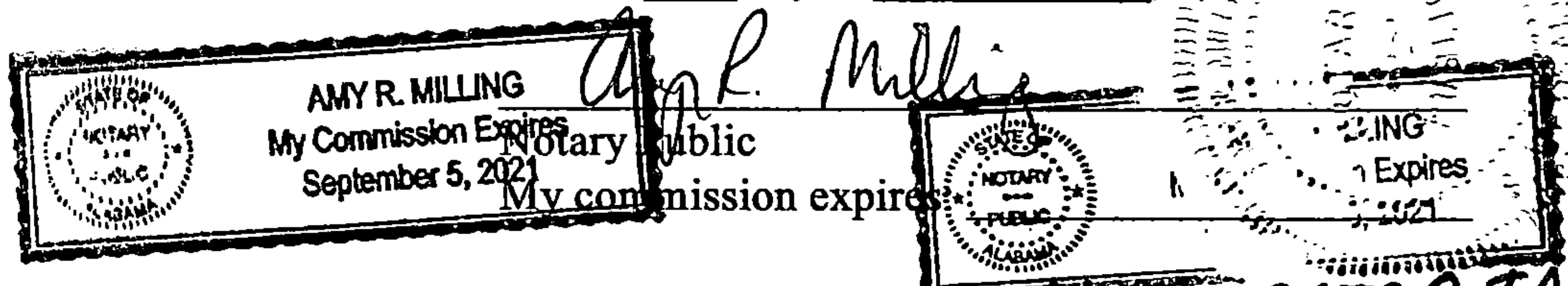
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28 day of October, 2019.

Jeffrey Bryan Benson
Jeffrey Bryan 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**, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of October, 2019.

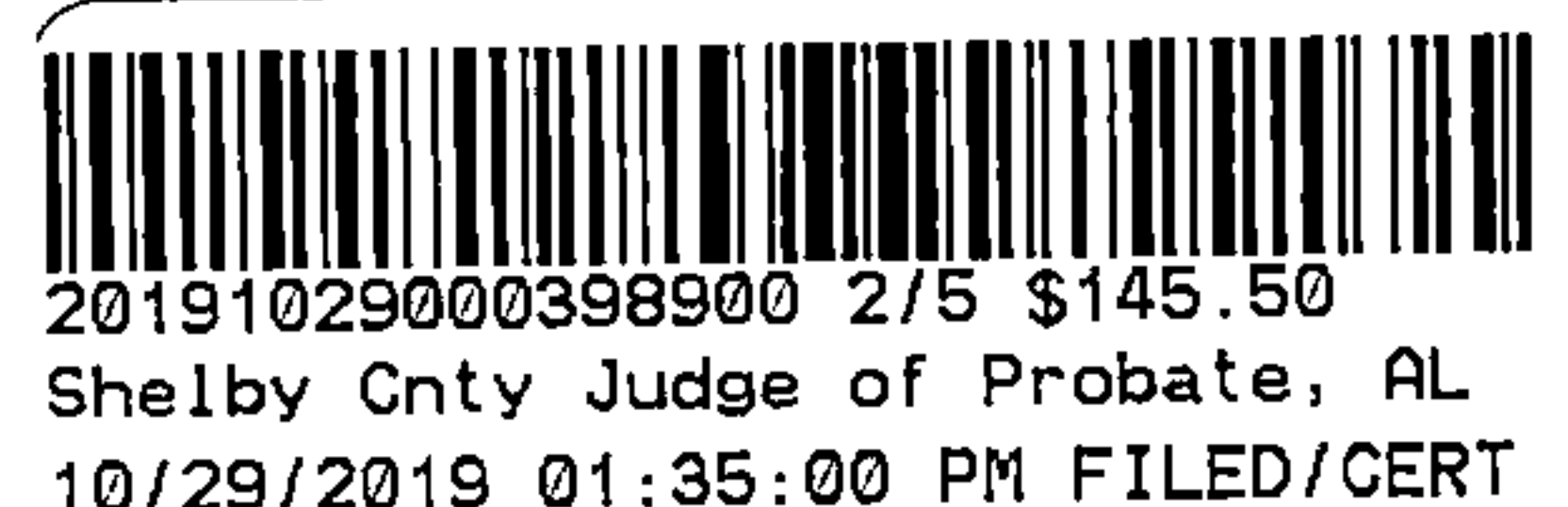


IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 21 day of October, 2019.

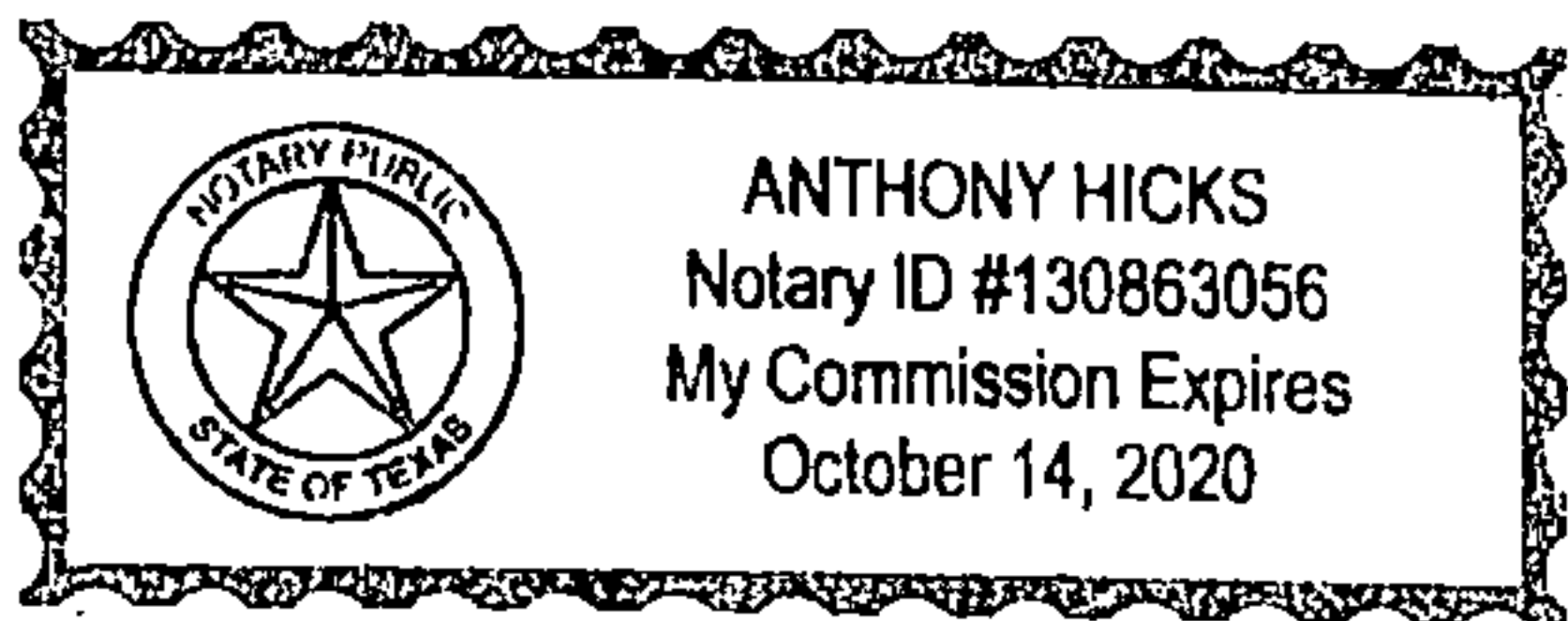
Victoria B. Schutter
Victoria B. Schutter

STATE OF TEXAS)
Harris COUNTY)

I, the undersigned, a Notary Public in and for State of Texas at Large, do hereby certify that **Victoria B. Schutter**, a married woman, 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, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this the 21st day of October, 2019.



[Signature]
Notary Public
My commission expires: October 14, 2020

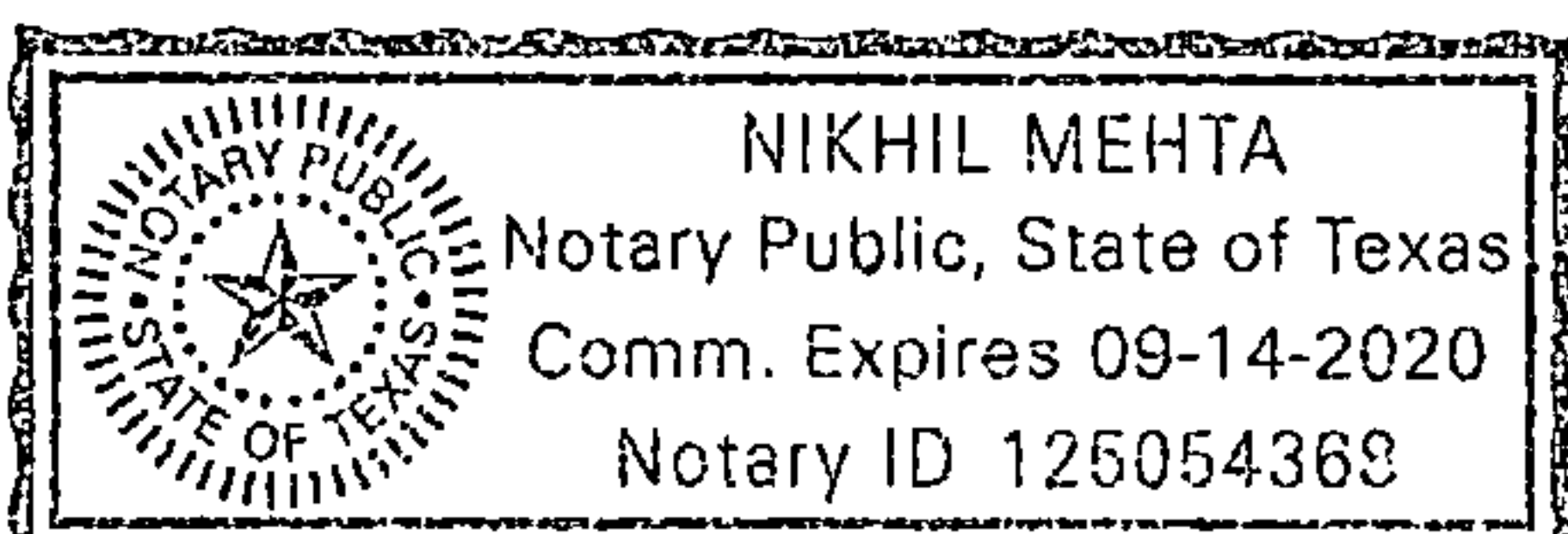
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19th day of October, 2019.

[Signature]
Karen B. Mermingas

STATE OF TEXAS)
HARRIS COUNTY)

I, the undersigned, a Notary Public in and for State of Texas at Large, do hereby certify that **Karen B. Mermingas**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2019.



[Signature]
Notary Public
My commission expires: 9/14/2020

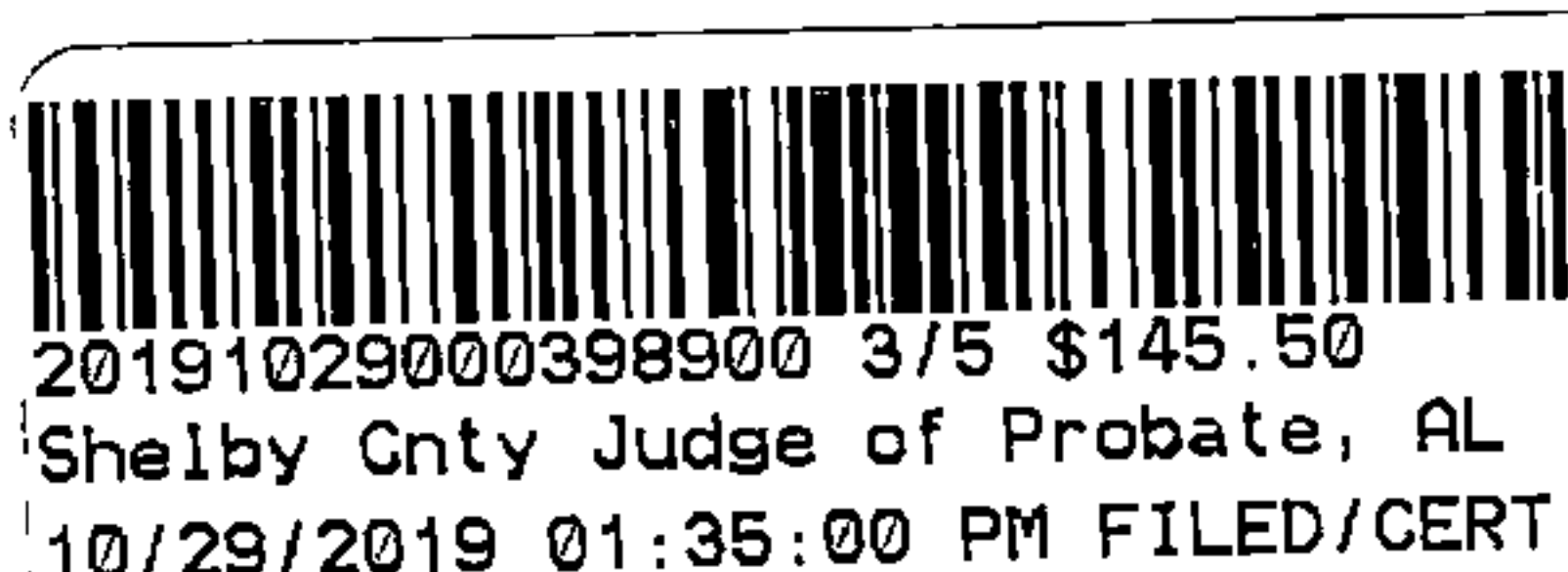
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the ___ day of ___, 2019.

[Signature]
Kelly B. Babler

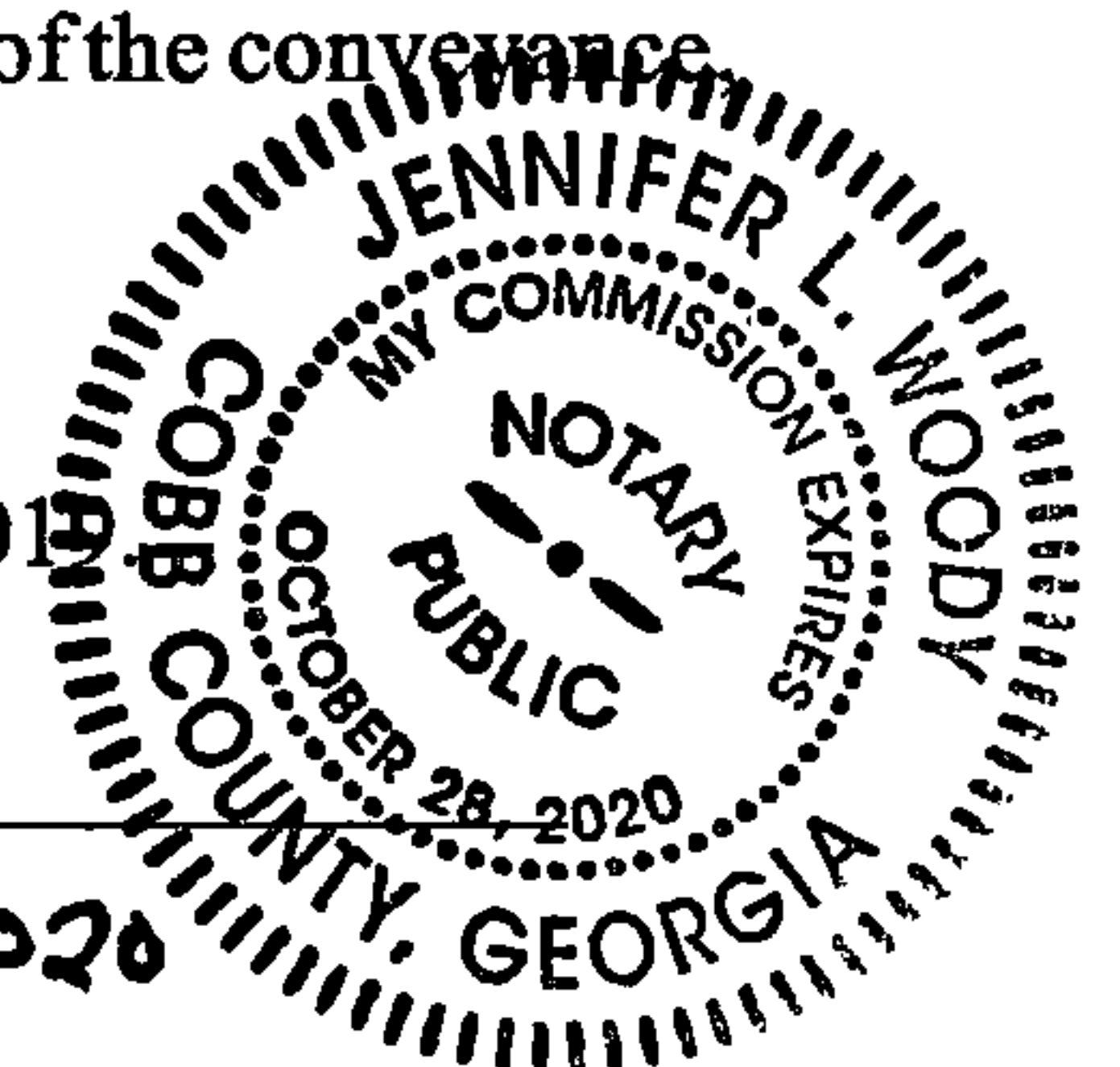
STATE OF GA)
COBB COUNTY)

I, the undersigned, a Notary Public in and for State of GA at Large, do hereby certify that **Kelly B. Babler**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of October, 2019.



Jennifer L. Woody
Expires: October 28, 2020



Notary Public

My commission expires: October 28, 2020

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



20191029000398900 4/5 \$145.50
Shelby Cnty Judge of Probate, AL
10/29/2019 01:35:00 PM FILED/CERT

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, Victoria B.
Mailing Address 655 Highway 107
Montevallo, AL 35115

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

Property Address 637 Parkside Circle
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 107,300

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 10/28/19

Print Jeffrey Bryan Benson

Sign Jeffrey Bryan Benson
(Grantor/Grantee/Owner/Agent) circle one



20191029000398900 5/5 \$145.50
Shelby Cnty Judge of Probate, AL
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Print Form

Form RT-1