

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED



20191204000448160 1/4 \$191.00
Shelby Cnty Judge of Probate, AL
12/04/2019 11:46:29 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Eddie Benson, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Benson Rental Properties, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description.

Subject to taxes due for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all

Shelby County, AL 12/04/2019
State of Alabama
Deed Tax: \$160.00

persons.

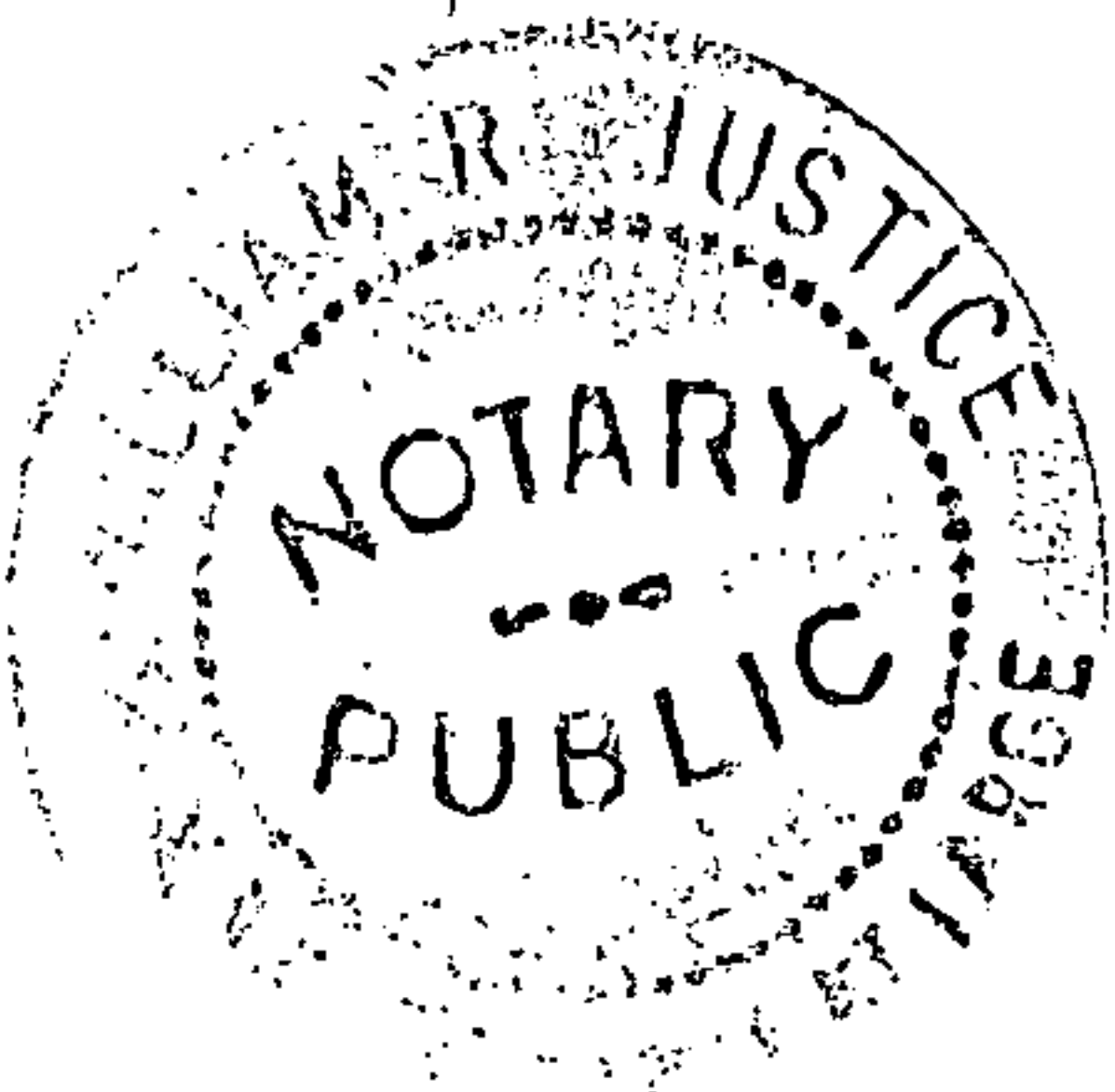
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
3rd day of December, 2019.

Eddie Benson
Eddie Benson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2019.



William R. Justice
Notary Public

My commission expires: 9-12-23

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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 1/4 of NW 1/4 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 1/4 of NW 1/4, 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.



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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 Eddie Benson
Mailing Address 3990 Hwy 47
Shelby, AL 35143

Grantee's Name Benson Rental Properties, LLC
Mailing Address 3990 Hwy 47
Shelby, AL 35143

Property Address Hwy 47 Shelby

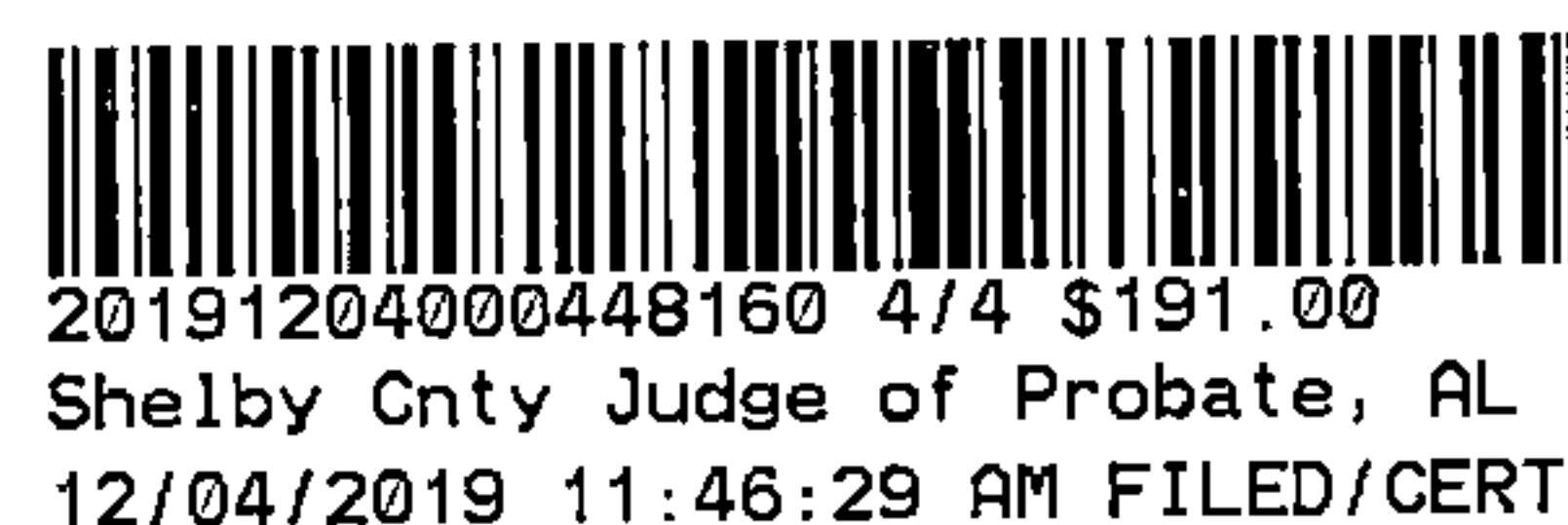
Date of Sale 12-3-19
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 159,550.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 12-3-19

Print Eddie Benson

☐ Unattested

Sign

Eddie Benson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1