

SEND TAX NOTICE TO:
Sharon Fields Bestwick
4083 Highland Ridge Road
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200110000013780
01/10/2020 07:53:35 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Seven Thousand dollars & no cents (\$327,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **The Estate of Benjamin Oliver Kingsley, deceased, Case No. PR-2019-000820, Probate Court, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Sharon Fields Bestwick, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 69, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION OF INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$261,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 34, Page 45 A & B.

The right of interested parties to file claims against The Estate of Benjamin Oliver, Kingsley, deceased, Case No. PR-2019-000820, Probate Court, Shelby County, Alabama for a period of 2 years from date of death or 6 months from date of Letters of Testamentary issuance. Said date being: 4/18/2020.

10' sewer easement running through the east side of lot; 10' utility easement on front of lot; 10' storm/sewer easement on rear of lot; all as shown on recorded plat/map.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20050110000014390, in the Probate Office of Shelby County, Alabama.

Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878, in the Probate Office of Shelby County, Alabama;

Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama;

Easement as recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama;

Easement for Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, Page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama;

Restrictions appearing of record in Real 268, page 605, in the Probate Office of Shelby County, Alabama;

Easement to Shelby County Education Board recorded in Instrument 1999-29881, in the Probate Office of Shelby County, Alabama;

Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama;

Declaration of Protective Covenants (Residential) recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama

Easement Agreement recorded in Instrument 20041221000695220, in the Probate Office of Shelby County, Alabama;

Restrictions regarding Alabama Power Company recorded in Instrument 20050204000058110, in the Probate Office of Shelby County, Alabama;

Right of Way to Residential Association, recorded in Instrument 20050425000197760, in the Probate Office of Shelby County, Alabama;

Drainage Easement Encroachment Agreement recorded in Instrument 20050309000108410, in the Probate Office of Shelby County, Alabama;

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 34, page 45 A & B

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

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this January 9, 2020 .

The Estate of Benjamin Oliver Kingsley, deceased, Case No. PR-2019-000820, Probate Court, Shelby County, Alabama

Amy K. Hayworth Personal Representative (Seal)
Amy K. Hayworth, Personal Representative

Betsey K. Johns Personal Representative (Seal)
Betsey K. Johns, Personal Representative

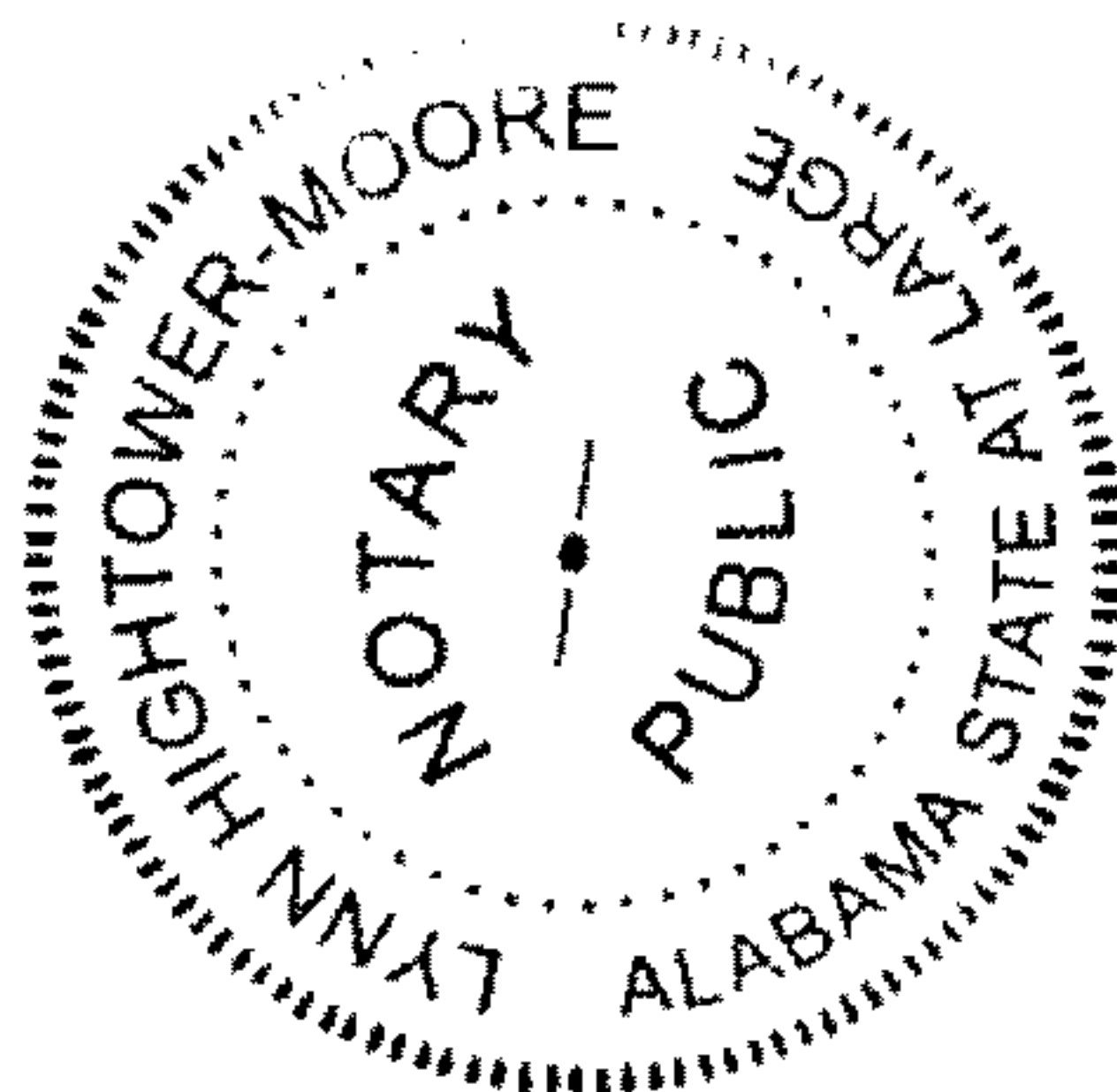
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Amy K. Hayworth and Betsey K. Johns, whose names are signed as Personal Representative of the Estate of Benjamin Oliver Kingsley, deceased, Probate Case #PR-2019-000820, who is known to me, acknowledged before me this date that, being informed of the conveyance, they, in their capacity as such Personal Representatives, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on January 09, 2020.

[Signature]
Notary Public
My commission expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name The Estate of Benjamin Oliver Kingsley, deceased, Case No. PR-2019-000820, Probate Court, Shelby County, Alabama

Grantee's Name Sharon Fields Bestwick

Mailing Address 140 Briar Lane Pike Road, Alabama 36064
Property Address 4083 Highland Ridge Road Birmingham, Alabama 35242

Mailing Address 4083 Highland Ridge Road Birmingham, Alabama 35242
Date of Sale 01/09/2020

Total Purchase Price \$327,000.00
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
[X] 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibilly of valuing proeprty 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 1-9-2020

Print Sharon Fields Bestwick

Unattested

(verified by) [Signature]

Sign (Grantor/Grantee/Owner/Agent) circle one [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2020 07:53:35 AM
\$355.00 CHERRY
20200110000013780

Alli S. Beyl