

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Rita A. Reynolds
176 Highland View Drive
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Three Hundred Twelve Thousand Five Hundred and 00/100 (\$1,312,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Linda C. Benson and husband, Richard W. Benson**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rita A. Reynolds**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 416A, according to the Survey of Highland Lakes, 4th Sector, Phase II, an Eddleman Community, as recorded in Map Book 35, Page 93, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument 1995-01906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the Declaration).

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

A life estate interest was granted to Iladean Christain in that certain deed recorded in Instrument No. 20151215000427370. Iladean Christain's name was misspelled in the deed and should have read as Iladean Christian. Iladean Christian passed away on July 1, 2016.

\$1,000,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

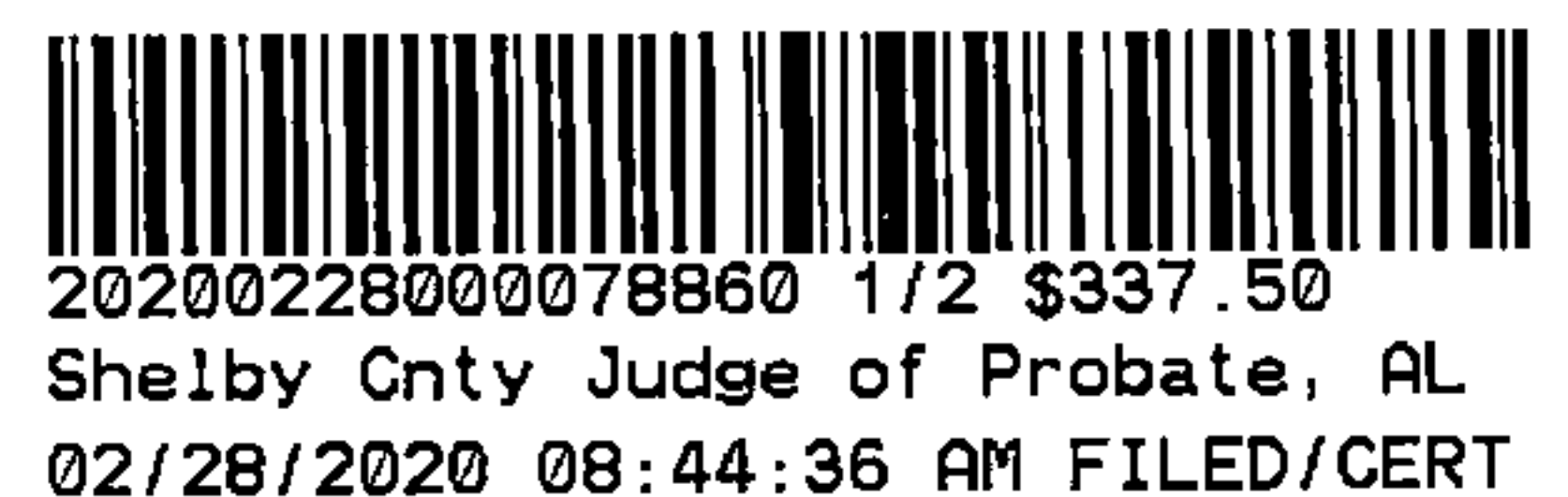
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **26th** day of **February, 2020**.


Linda C. Benson


Richard W. Benson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Linda C. Benson, and husband, Richard W. Benson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 2020.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Linda C. Benson and
Richard W. Benson
Mailing Address 1000 Eagle Point Corporate Dr.
Birmingham, AL 35242
Property Address 176 Highland View Drive
Birmingham, AL 35242

Grantee's Name Rita A. Reynolds
Mailing Address 176 Highland View Drive
Birmingham, AL 35242

Date of Sale February 26, 2020

Total Purchase Price \$ 1,312,500.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 02/28/2020
State of Alabama
Deed Tax: \$312.50

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 - Tax Assessor's Market Value |
| ☒ Closing Statement | ☐ Deed |

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 _____

Print Linda C. Benson and Richard W. Benson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20200228000078860 2/2 \$337.50
Shelby Cnty Judge of Probate, AL
02/28/2020 08:44:36 AM FILED/CERT