

20200302000082070  
03/02/2020 01:52:39 PM  
DEEDS 1/3

**RECORDING REQUESTED BY:**

SOLIDIFI  
88 SILVA LANE  
MIDDLETOWN, RI 02842

**PREPARED BY:**

LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ZERO AND 00/100 DOLLARS (\$0.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DAVID LOUIS BENZ ALSO KNOWN AS DAVID LOUIS BENZ IV AND RACHEL LORIE BENZ, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (herein referred to as grantors) do grant, bargain, sell and convey unto **DAVID LOUIS BENZ IV AND RACHEL LORIE BENZ, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY, Alabama to-wit:

**LOT 127, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID LOUIS BENZ AND RACHEL LORIE BENZ, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP FROM D.R. HORTON, INC. - BIRMINGHAM IN A DEED DATED DECEMBER 5, 2013, AND RECORDED DECEMBER 12, 2013, AS INSTRUMENT NO. 20131212000478300.

APN: 23-3-08-0-003-045.000

Property Address: 779 CRIDER ROAD, MAYLENE, AL 35114

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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.

WITNESS the hands and seal of said Grantor(s) this 18 day of February, 2020

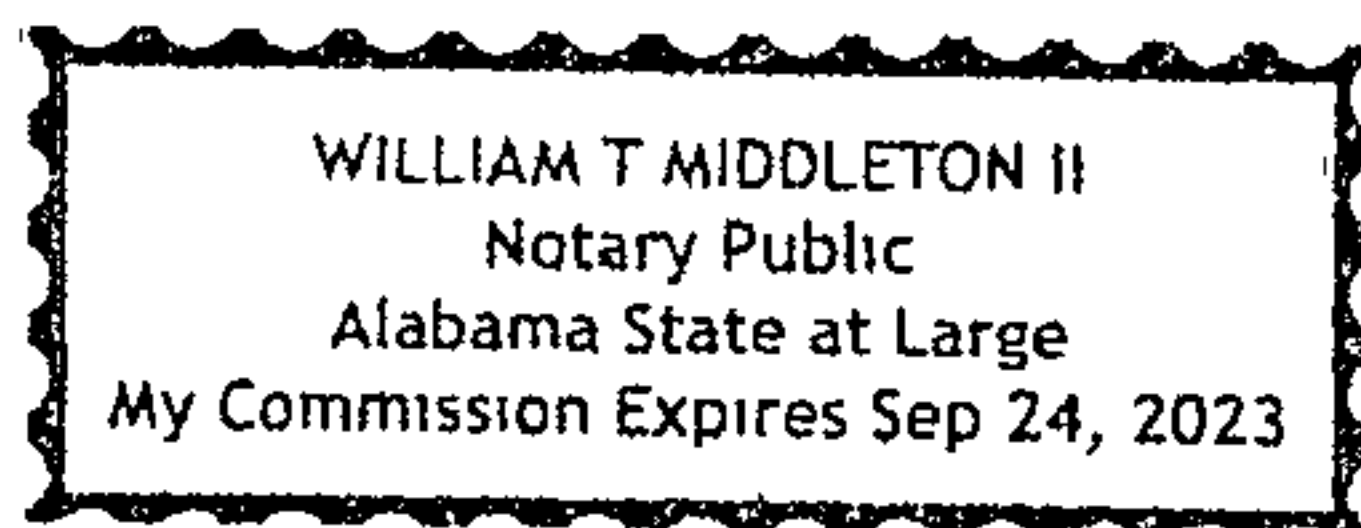
David Louis Benz  
AKA David Louis Benz IV  
DAVID LOUIS BENZ  
A/K/A DAVID LOUIS BENZ IV

Rachel Lorie Benz  
RACHEL LORIE BENZ

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that DAVID LOUIS BENZ A/K/A DAVID LOUIS BENZ IV AND RACHEL LORIE BENZ whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 18 day of February, 2020.



William T. Middleton II  
Notary Public William T. Middleton II

## Real Estate Sales Validation Form

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

David Louis Benz and Rachel Lorie Benz

David Louis Benz IV and Rachel Lori Benz

Grantor's Name \_\_\_\_\_  
 Mailing Address 779 Crider Road  
 Maylene, AL 35114

Grantee's Name \_\_\_\_\_  
 Mailing Address 779 Crider Road  
 Maylene, AL 35114

Property Address 779 Crider Road  
 Maylene, AL 35114

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 326,130

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 2/18/2020 <sup>pb</sup>

Print David Louis Benz IV Rachel Lorie Benz

Unattested

(verified by)

Sign D. Louis Benz IV Rachel Lorie Benz  
 (Grantor/Grantee/Owner/Agent) circle one ( )



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/02/2020 01:52:39 PM  
 \$30.00 CHARITY  
 20200302000082070



*Allen S. Bayl*

**Form RT-1**