

20200319000109080
03/19/2020 11:39:28 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Henry & Sharron Bennett
34 White Rd
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY SEVEN THOUSAND (\$47,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James S. Dawson** and **Susan J. Dawson**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Henry W. Bennett, Jr.** and **Sharron J. Bennett**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West for a distance of 1319.22 feet to the Easterly R.O.W. line of Shelby County Highway 119; thence North 02 degrees 07 minutes 00 seconds West and along said R.O.W. line for a distance of 384.30 feet to the POINT OF BEGINNING; thence continue North 2 degrees 07 minutes 00 seconds West and along said R.O.W. line for a distance of 177.90 feet; thence North 87 degrees 09 minutes 00 seconds East and leaving said R.O.W. line for a distance of 294.00 feet; thence South 02 degrees 07 minutes 00 seconds East for a distance of 177.90 feet; thence South 87 degrees 09 minutes 00 seconds West for a distance of 294.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any R.O.W. of White Road.

Said parcel containing 1.20 acres, more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This property is one and the same as the property acquired by GRANTORS in instrument no: 1993-11593 recorded in the Probate Office of Shelby County, Alabama.

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 GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19 day of March, 2020.

James S. Dawson
James S. Dawson

Susan J. Dawson
Susan J. Dawson

STATE OF ALABAMA
SHELBY COUNTY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James S. Dawson** and **Susan J. Dawson**, 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of March, 2020.

[Signature]
Notary Public
My Commission Expires: 1/18/21



Real Estate Sales Validation Form

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

Grantor's Name James S. Dawson Susan J. Dawson
Mailing Address 260 Nashua St.
Montevallo, AL 35115

Grantee's Name Henry W. Bennett, Jr. Sharron J. Bennett
Mailing Address 34 White RD
Montevallo, AL 35115

Property Address 34 White RD
Montevallo, AL 35115

Date of Sale 03/19/2020
Total Purchase Price \$47,000.00

Actual Value \$
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2020 11:39:28 AM
\$75.00 CHERRY
20200319000109080

Justin S. Smitherman

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 03/19/2020

Print Justin Smitherman

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one