

Send tax notice to:

**VIRGINIA BENEDICT and JOSEPH JAMES BENEDICT
117 MALLARD POINTE DRIVE
PELHAM, AL 35124**

20200713000288890 1/2 \$40.50
Shelby Cnty Judge of Probate, AL
07/13/2020 01:06:22 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Eighty-Nine Thousand and 00/100 (\$289,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **STACI M. BENSON, INDIVIDUALLY, AN UNMARRIED INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LINDA MEELER DENNIS, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-202-000218**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **VIRGINIA BENEDICT and JOSEPH JAMES BENEDICT**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF MALLARD POINTE SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$274,550.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITHE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 24th day of June, 2020.

Staci M. Benson
STACI M. BENSON

Staci M. Benson, Personal Representative
STACI M. BENSON, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF LINDA MEELER DENNIS,
DECEASED, SHELBY COUNTY PROBATE CASE NO.
PR-202-000218

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that STACI M. BENSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LINDA MEELER DENNIS, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-202-000218 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, she, individually and as Personal Representative of the Estate of Linda Meeler Dennis, and with full authority executed the same voluntarily on the day the same bears date.

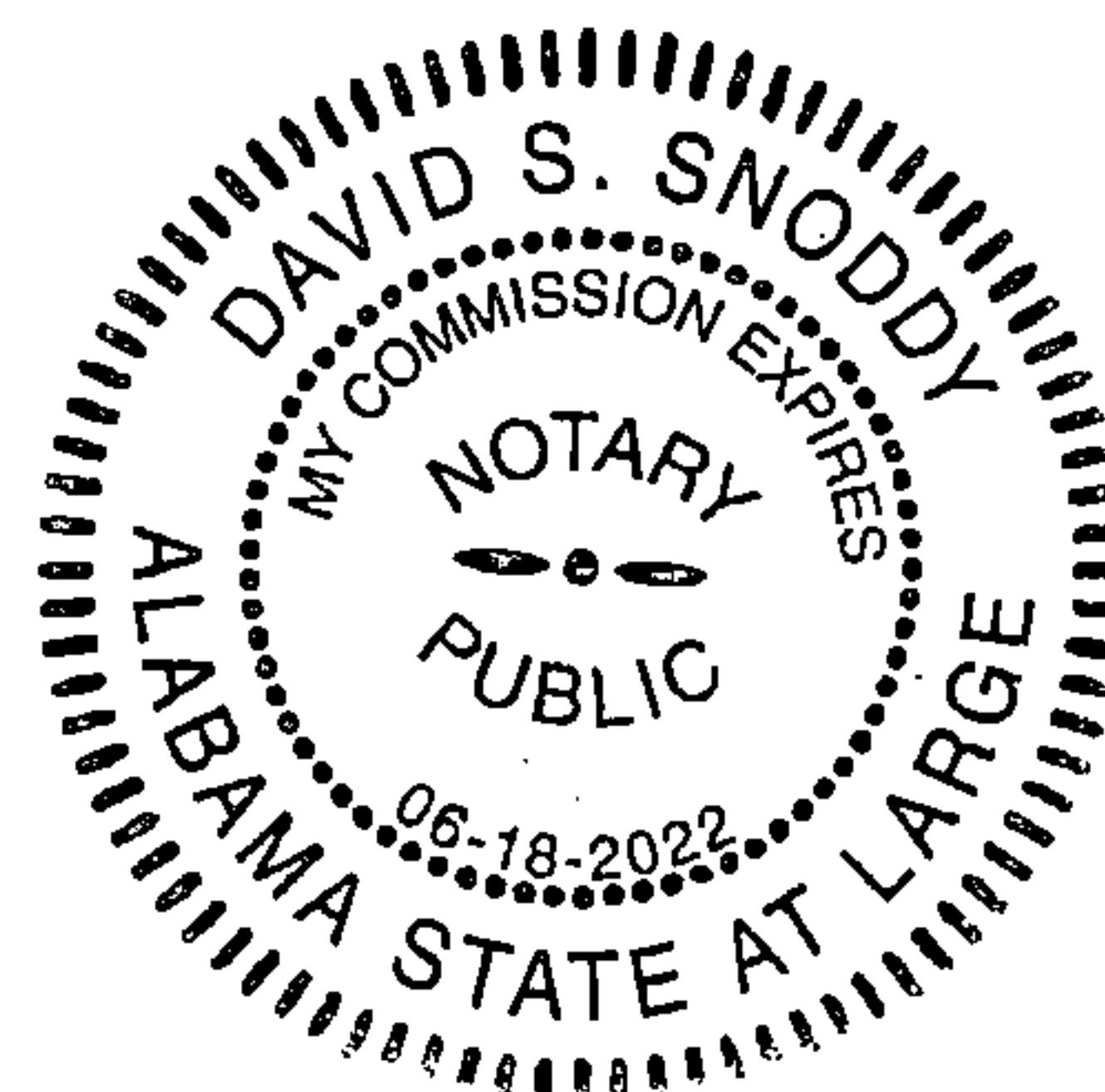
Given under my hand and official seal this 24th day of June, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 20-161



Real Estate Sales Validation Form

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

Grantor's Name THE ESTATE OF LINDA MEELER DENNIS
Mailing Address: 109 Broadmoor Lane
Alabaster, AL 35007

Grantee's Name VIRGINIA BENEDICT
Mailing Address: 117 MALLARD POINTE DRIVE
PELHAM, AL 35124

Property Address 117 MALLARD POINTE DRIVE
PELHAM, AL 35124

Date of Sale: June 24, 2020
Total Purchaser Price \$289,000.00

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 Appraisal
 Sales Contract Other
 Closing Statement

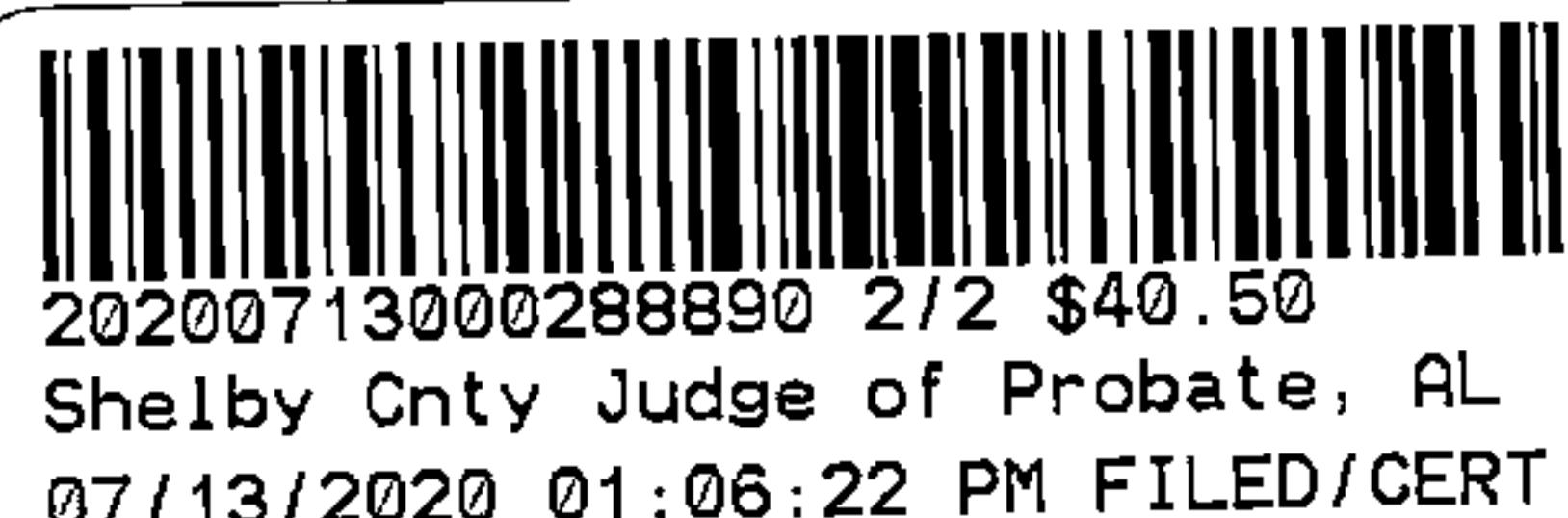
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print Staci M. Benson

Unattested _____
(verified by)

Sign Staci M. Benson
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 07/13/2020
State of Alabama
Deed Tax:\$14.50