

This Instrument was Prepared by:

Send Tax Notice To: Cody B. Shields

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

165 Hollybrook Rd
Columbiana, AL 35051

File No.: MV-20-26367

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand One Hundred Dollars and No Cents (\$185,100.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Tony Bentley, Shelby County Probate Case # PR-2020-000396**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cody B. Shields**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$186,969.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2020.

ESTATE OF TONY BENTLEY, SHELBY COUNTY
PROBATE CASE # PR-2020-000396

By Karry Tibbs
By Karry Tibbs
Personal Representative

Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Karry Tibbs as Personal Representative of The Estate of Tony Bentley, Shelby County Probate Case # PR-2020-000396, 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 and official seal this the 31st day of July, 2020.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison
My Commission Expires: September 22, 2020

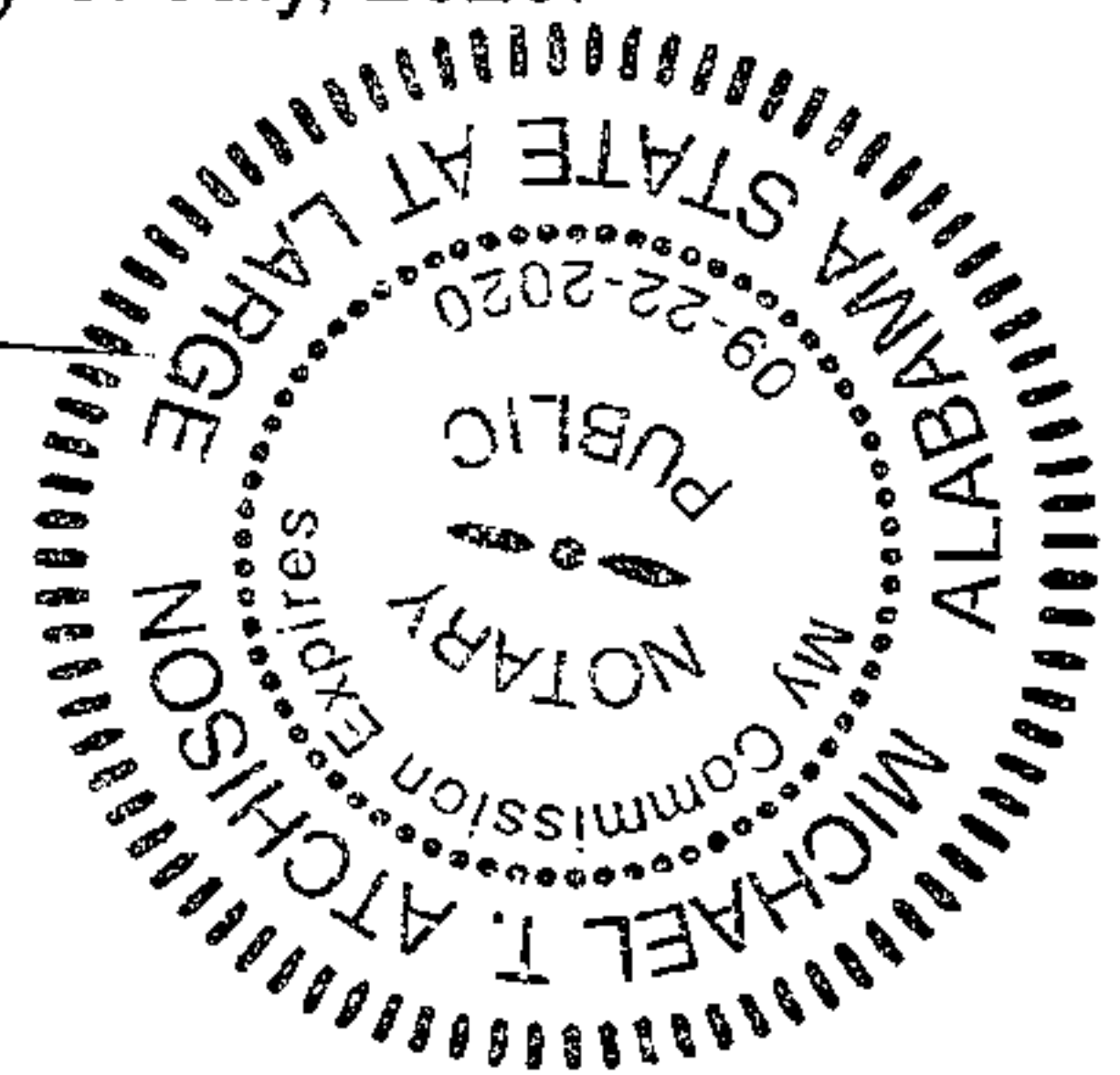


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land as situated in Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 3; thence run South 89 degrees 35 minutes 05 seconds West along the South line of the Northwest quarter of the Southwest quarter of said Section 3, for a distance of 260.29 feet to a point on the centerline of Arlyn Horton Road (40 foot right of way); thence run North 28 degrees 47 minutes 48 seconds West along said centerline for a distance of 42.89 feet; thence run North 37 degrees 09 minutes 22 seconds West for a distance of 113.05 feet; thence run North 30 degrees 12 minutes 25 seconds West for a distance of 47.03 feet; thence run North 14 degrees 04 minutes 40 seconds West for a distance of 52.60 feet; thence run North 02 degrees 20 minutes 05 seconds East for a distance of 159.04 feet; thence run North 06 degrees 11 minutes 23 seconds West for a distance of 99.29 feet; thence run North 15 degrees 37 minutes 18 seconds West for a distance of 100.18 feet; thence run North 33 degrees 06 minutes 27 seconds West for a distance of 30.73 feet; thence departing said centerline run North 88 degrees 05 minutes 31 seconds East for a distance of 413.53 feet to a point on the East line of the Northwest quarter of the Southwest quarter of said Section 3; thence run South 01 degree 54 minutes 29 seconds East along said quarter line for a distance of 611.36 feet to the point of beginning.

SOURCE OF TITLE: Instrument #2004082000046685, and corrected by Instrument #20060112000021110, being a warranty deed from Malcolm W. Anderson and Mary B. Anderson in their capacities as trustees of the M & M Living Trust, an Intervivos Revocable Trust, to Tony Ray Bentley, dated August 10, 2004.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Tony Bentley, Shelby County Probate Case # PR-2020-000396	Grantee's Name	Cody B. Shields
Mailing Address	_____	Mailing Address	<u>165 Holly Brook Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>165 Hollybrook Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 31, 2020</u>
		Total Purchase Price	<u>\$185,100.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 of 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 July 28, 2020

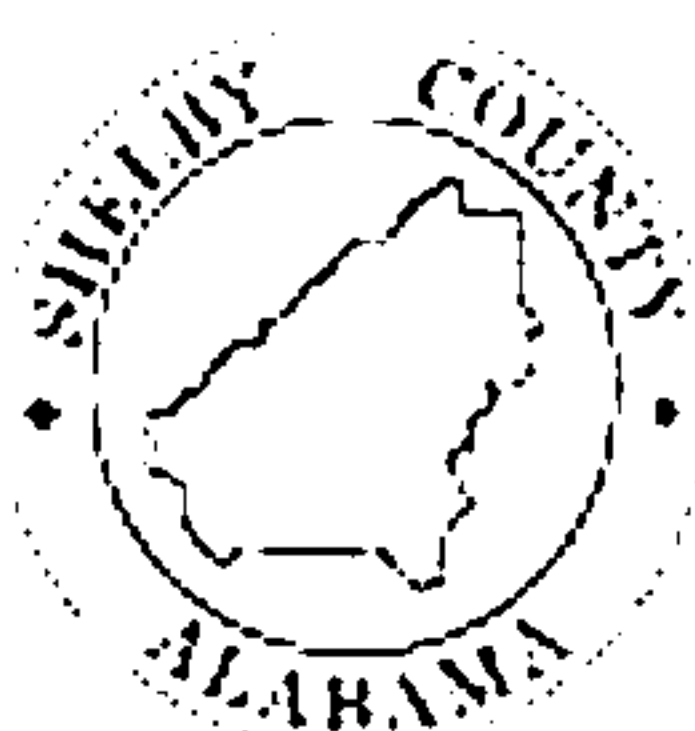
Print Estate of Tony Bentley, Shelby County Probate Case # PR-2020-000396

Unattested

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

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/31/2020 03:56:40 PM
\$29.00 JESSICA
20200731000324770

Alvin S. Boyd