

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 793.77 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 359.06 FEET TO THE POINT OF BEGINNING ALSO BEING ON THE WEST BANK OF SHACK BRANCH SLOUGH ON LAY LAKE; THENCE SOUTH 3 DEGREES 33 MINUTES 58 SECONDS EAST ALONG SAID SLOUGH A DISTANCE OF 53.95 FEET TO A POINT; THENCE SOUTH 28 DEGREES 14 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID SLOUGH A DISTANCE OF 40.77 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 344.78 FEET TO A POINT; THENCE NORTH 34 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 109.00 FEET TO A POINT; THENCE 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 383.97 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name CHARLES RICHARD BENEFIELD DEBRA L. BENEFIELD

Grantee's Name CHARLES RICHARD BENEFIELD and DEBRA L. BENEFIELD

Mailing Address 12415 HIGHWAY 47 SHELBY, AL 35143

Mailing Address 12415 HIGHWAY 47 SHELBY, AL 35143

Property Address 12415 HIGHWAY 47 SHELBY, AL 35143

Date of Sale April 1, 2021

Total Purchase Price

or

Actual Value \$

or

Assessor's Market Value \$87500.00 (1/2 of \$175,000)

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
[X] Other TAX RECORDS

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 April 1, 2021

Print Malcolm S. McLeod

Unattested (verified by)

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

File 210274



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 03:46:19 PM
\$118.50 JOANN
20210407000175890

Form RT-1
Alabama 08/2012 LSS

Alli S. Beyl