Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Anthony Joseph Bencomo &
Michelle Morrisey Bencomo
2305 Black Creek Xing
Hoover, AL 35244

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$618,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DALE W. BOYLES and ASHLEY BOYLES, 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, **ANTHONY JOSEPH BENCOMO and MICHELLE MORRISEY BENCOMO** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 124, according to the Final Plat of the Subdivision of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$494,400.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20210423000202480 04/23/2021 10:53:16 AM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 21st day
of April, 2021.
Dalel A
DALE W. BOYLES <sub>2</sub> //

ASHLEY BOYLES,

By DALE W. BOYLES.

By DALE W. BOYLES, As Attorney in Fact

STATE OF ALABAMA	)	
COUNTY OF JEFFERSON	)	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DALE W. BOYLES, individually and as Attorney in Fact for ASHLEY BOYLES,** 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, he, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of April, 2021.

## 20210423000202480 04/23/2021 10:53:16 AM DEEDS 3/3

## Real Estate Sales Validation Form

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

Grantor's Name	DALE W. BOYLES and ABOYLES		ANTHONY JOSEPH BENCOMO and MICHELLE MORRISEY Grantee's Name BENCOMO	
Mailing Address	2305 BLACK CREEK XII HOOVER, AL 35244	IG Ma	ailing Address2305 BLACK CREEK XING HOOVER, AL 35244	
Property Address	2305 BLACK CREEK XII	IG	Date of SaleApril 21, 2021	
	HOOVER, AL 35244	 Total Di	urchase Price <b>\$618,000.00</b>	
			Or	
			al Value <u>\$</u>	
			or Market Value <u>\$</u>	
	e or actual value claimed of of documentary evidence is		in the following documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contra	ect	Other		
x Closing State	ement			
If the conveyance of this form is not	•	cordation contains all of the	required information referenced above, the filing	
		Instructions		
Grantor's name an current mailing ad		the name of the person or	r persons conveying interest to property and their	
Grantee's name a conveyed.	nd mailing address - provide	e the name of the person or	r persons to whom interest to property is being	
	- the physical address of the perty was conveyed.	property being conveyed,	if available. Date of Sale - the date on which	
Total purchase pri the instrument off		or the purchase of the prope	erty, both real and personal, being conveyed by	
	l for record. This may be ev		erty, both real and personal, being conveyed by the inducted by a licensed appraiser or the assessor's	
valuation, of the p	roperty as determined by th	e local official charged with	timate of fair market value, excluding current use the responsibility of valuing property for property <u>Code of Alabama 1975</u> § 40-22-1(h).	
further understand	<b>.</b>		ained in this document is true and accurate. I esult in the imposition of the penalty indicated in	
			The state of the s	
Date April 21, 2	021	Print Malo	colm \$. McLeod	
Unattested		Sign	The state of the s	
	(verifie		(Grantor/Grantee/Owner/Agent) circle one	
	0 o	led and Recorded fficial Public Records dge of Probate, Shelby County Alabama, County erk		

Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 10:53:16 AM
S152.00 CHERRY
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Form RT-1 Alabama 08/2012 LSS