

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Joyce Porter, a single woman, Rickey Porter, a married man and Gwen Pierce, a married woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Bunny Benson* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record
- 3.

No part of the homestead of the Grantor herein or their spouse.
Grantors herein are the heirs at law of Glenn E. Porter, having died 8-26-2020.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of April, 2021.

Joyce Porter
Joyce Porter

Rickey Porter
Rickey Porter

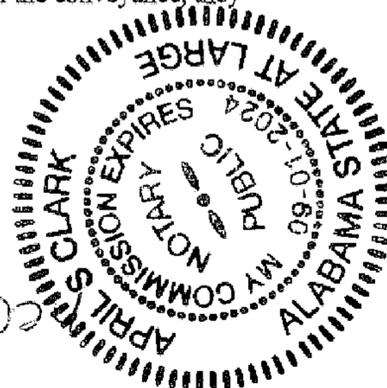
Gwen Pierce

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Joyce Porter, Rickey Porter and Gwen Pierce*, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2021.

April Clark
Notary Public
My Commission Expires 9/1/2022



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See Exhibit "A"- Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record
- 3.

No part of the homestead of the Grantor herein or their spouse.

Grantors herein are the heirs at law of Glenn E. Porter, having died 8-24-2020.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of April, 2021.

Joyce Porter
Gwen Pierce

Gwen Pierce

Rickey Porter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Joyce Porter, Rickey Porter and Gwen Pierce*, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2021.

April Clark

Notary Public
My Commission Expires 9/1/2024

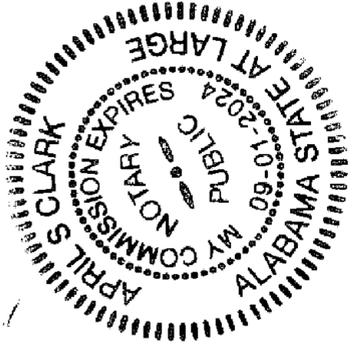


Exhibit "A"- Legal Description

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East; thence run South along the East line of said 1/4-1/4 section a distance of 325.00 feet to the point of beginning; thence continue South along the East line of said 1/4-1/4 section a distance of 1011.91 feet to the SE corner of said 1/4-1/4 section ; thence turn an angle of 88 degrees 54 minutes 14 seconds to the right and run West along the South line of 1/4-1/4 section a distance of 208.08 feet to the NE R.O.W. line of Shelby County Highway No. 47; thence turn an angle to the right of 65 degrees 14 minutes 00 seconds and run along said R.O.W. line a distance of 287.21 feet to the P.T. of a R.O.W. curve; thence run along said R.O.W. curve, (whose Delta angle is 15 degrees 22 minutes to the left, radius is 1127.54 feet, tangent distance 152.11 feet, length of arc is 302.40 feet) to the P.C. of said R.O.W. curve; thence turn an angle of 85 degrees 56 minutes 08 seconds to the right, from tangent of said R.O.W. curve and run a distance of 710.81 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East, 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	<u>Joyce Porter</u>	Grantee's Name	<u>Bonnie Benson</u>
Mailing Address	<u>574 Hwy 47</u> <u>Shelby AL</u> <u>35143</u>	Mailing Address	<u>5030 Hwy 47</u> <u>Shelby AL</u> <u>35143</u>
Property Address	<u>7820 Hwy 47</u> <u>Shelby AL</u> <u>35143</u>	Date of Sale	<u>April 19, 2021</u>
		Total Purchase Price \$	<u>5,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>to clear title</u>
<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 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 4/19/21 Print Mike T. Atkinson

Unattested _____ Sign Mike T. Atkinson

(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2021 03:44:09 PM
\$32.00 CHERRY
20210429000213980

Allen S. Byrd