



20210805000378810 1/2 \$95.00  
Shelby Cnty Judge of Probate, AL  
08/05/2021 08:08:42 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Arthur Andrew Jenkins, Esq.  
Jenkins Title, LLC  
2100 Southbridge Parkway, Ste 650  
Birmingham, AL 35209

Send Tax Notice To:  
Africa Green and Jamada Green  
PO Box 166  
Alabaster, AL 35007  
Tax Parcel: 23-8-27-0-000-002-055

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY THOUSAND AND 00/100 (\$70,000.00) to the undersigned Grantor, The **Edmund R. Benson, a single man** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Africa Green and Jamada Green, wife and husband** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 86, according to the Survey of Park Forest, Sector 7, Phase 1, as recorded in Map Book 19, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

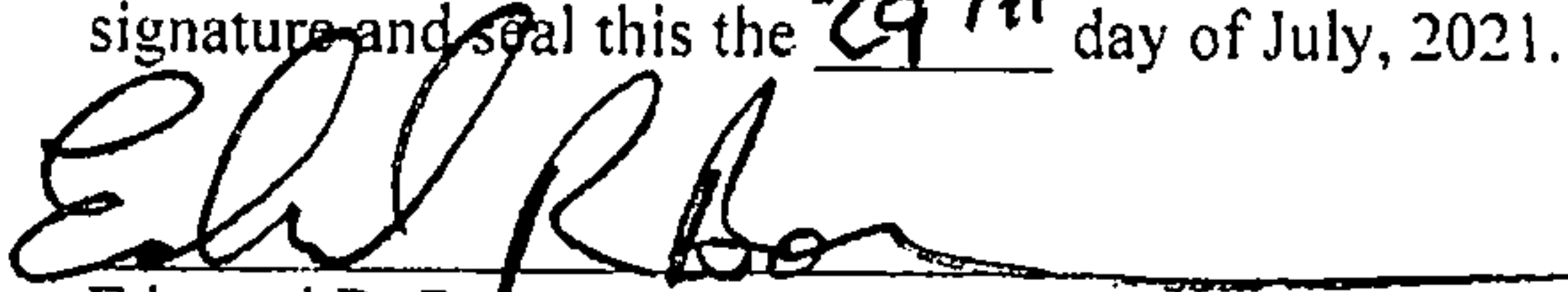
1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 29<sup>TH</sup> day of July, 2021.

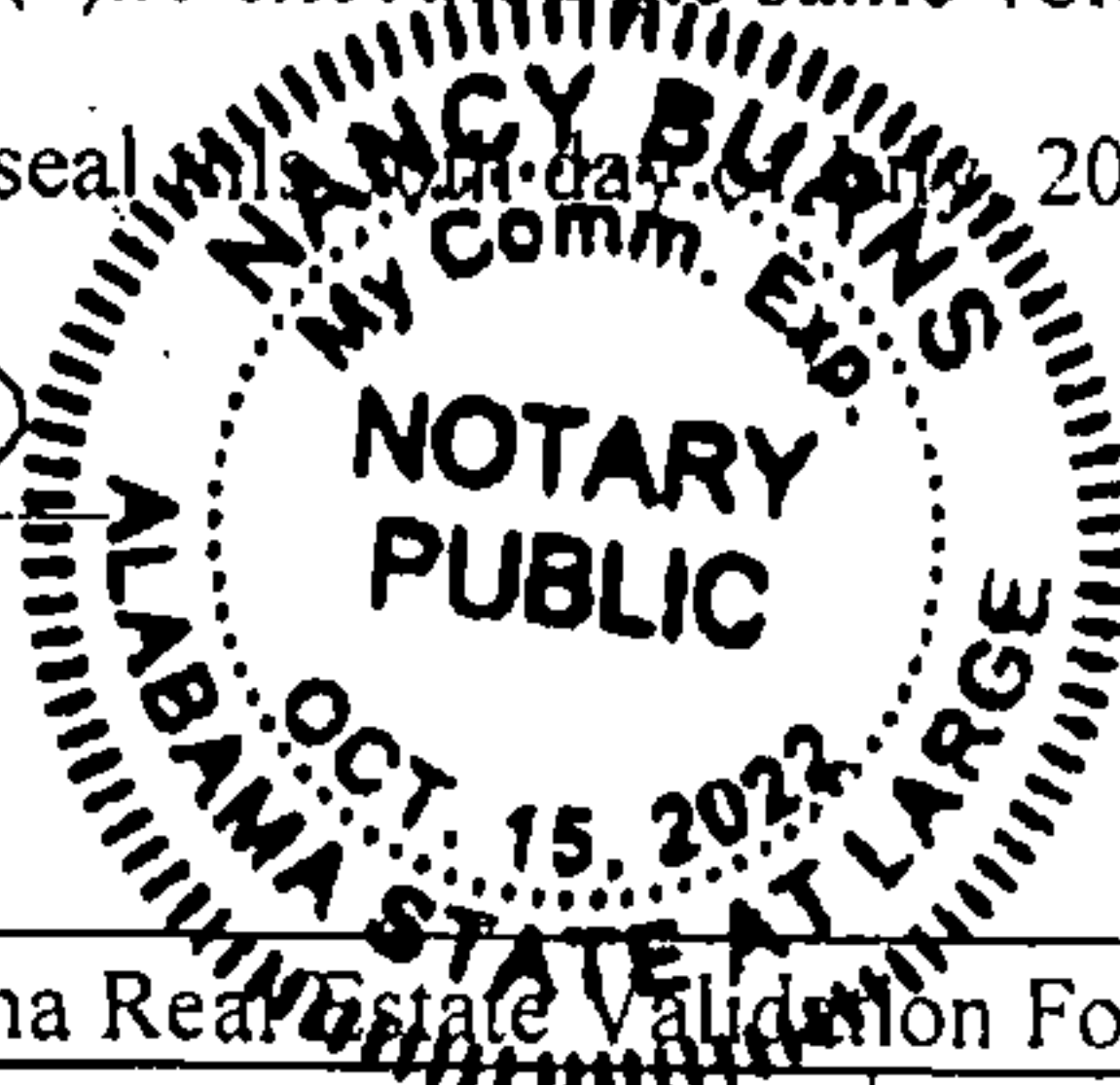
  
Edmund R. Benson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Edmund R. Benson whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of July, 2021.

  
Notary Public  
My Commission Expires:



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Edmund R. Benson	Grantee's Name: Africa Green and Jamada Green
Mailing Address: 76 Sleep Hollow Cir Columbiana, AL 35051	Mailing Address: PO Box 166 Alabaster, AL 35007
Date of Sale: 30th day of July, 2021	Total Purchase Price: 70,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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