

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Lindsey Hannah Smith  
825 Stoneridge Dr.  
Helena, AL 35080  
20211101000527280  
11/01/2021 02:35:03 PM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Twenty-Eight Thousand And No/100 Dollars (\$328,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mark H. Bentley and Janice P. Bentley, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lindsey Hannah Smith (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

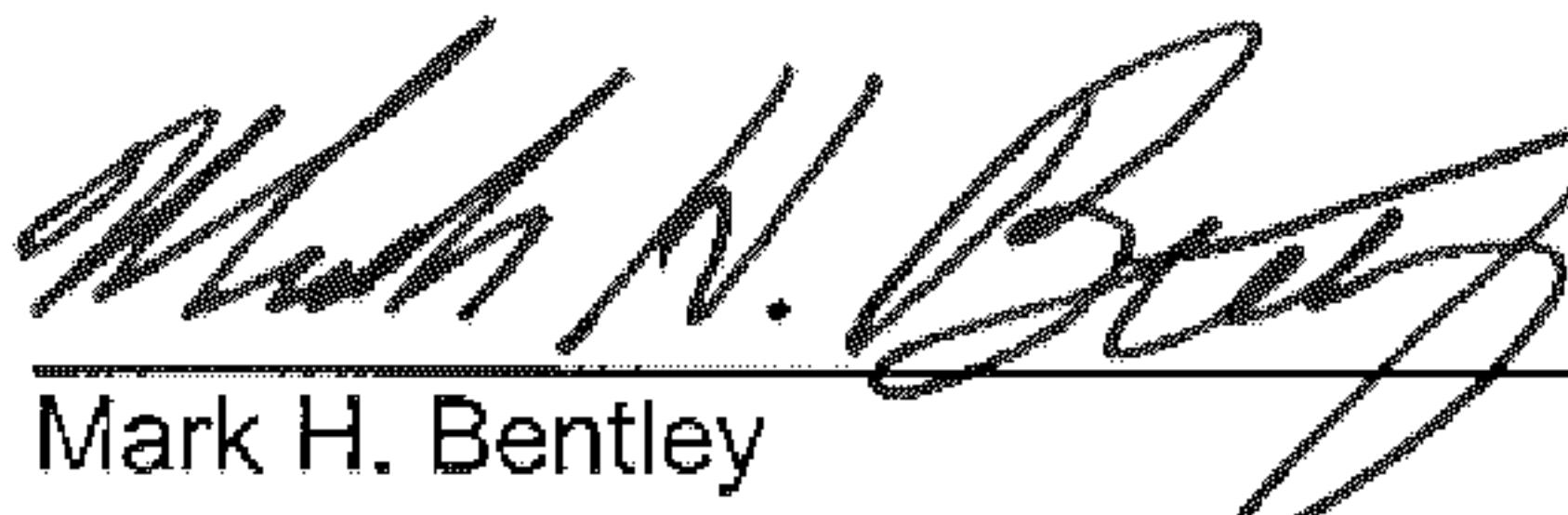
Lot 329, according to the Survey of Phase I, Fieldstone Park, Third Sector, as recorded in Map Book 18, Page 113, in the Probate Office of Shelby County, Alabama.

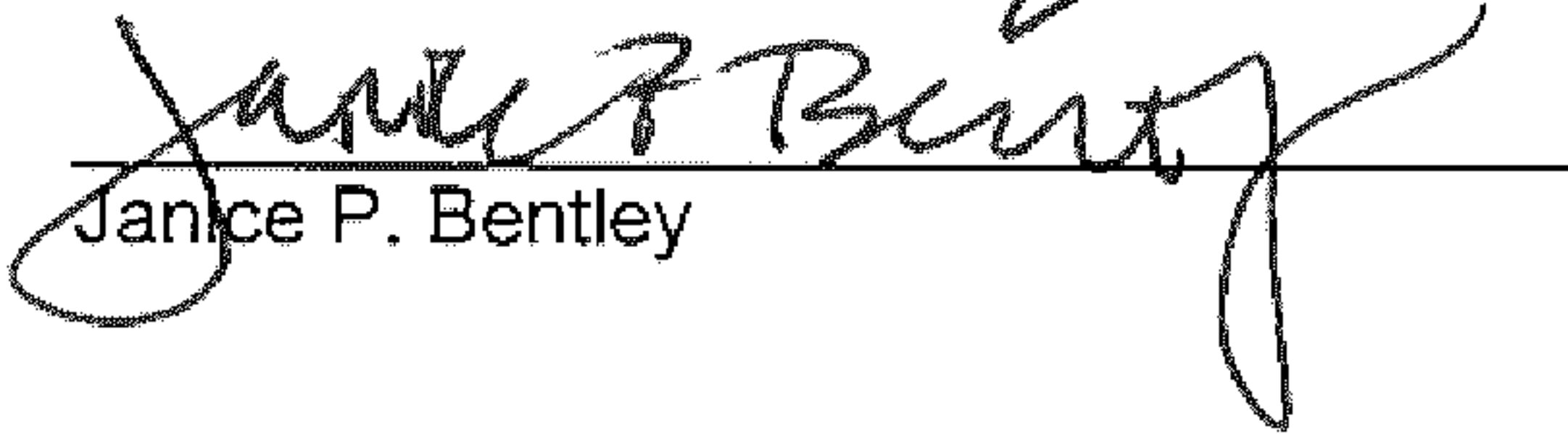
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$306,850.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of Oct, 2021.

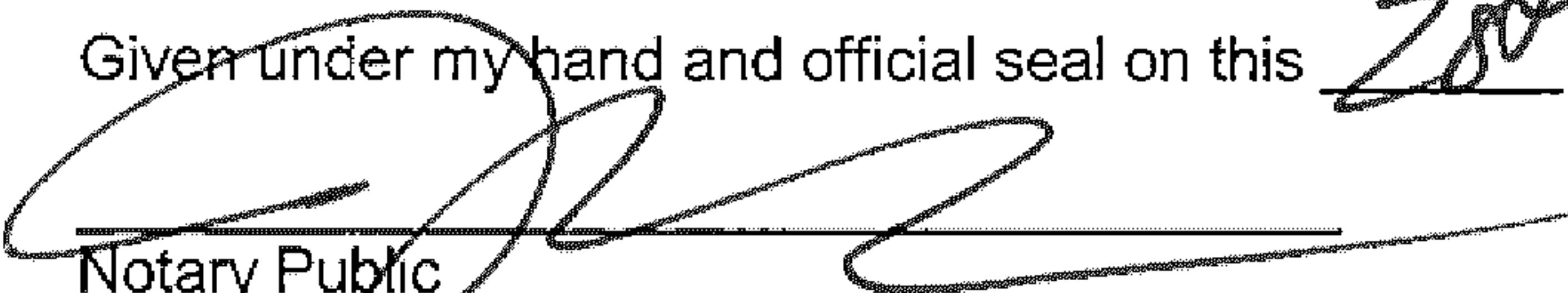
  
Mark H. Bentley

  
Janice P. Bentley

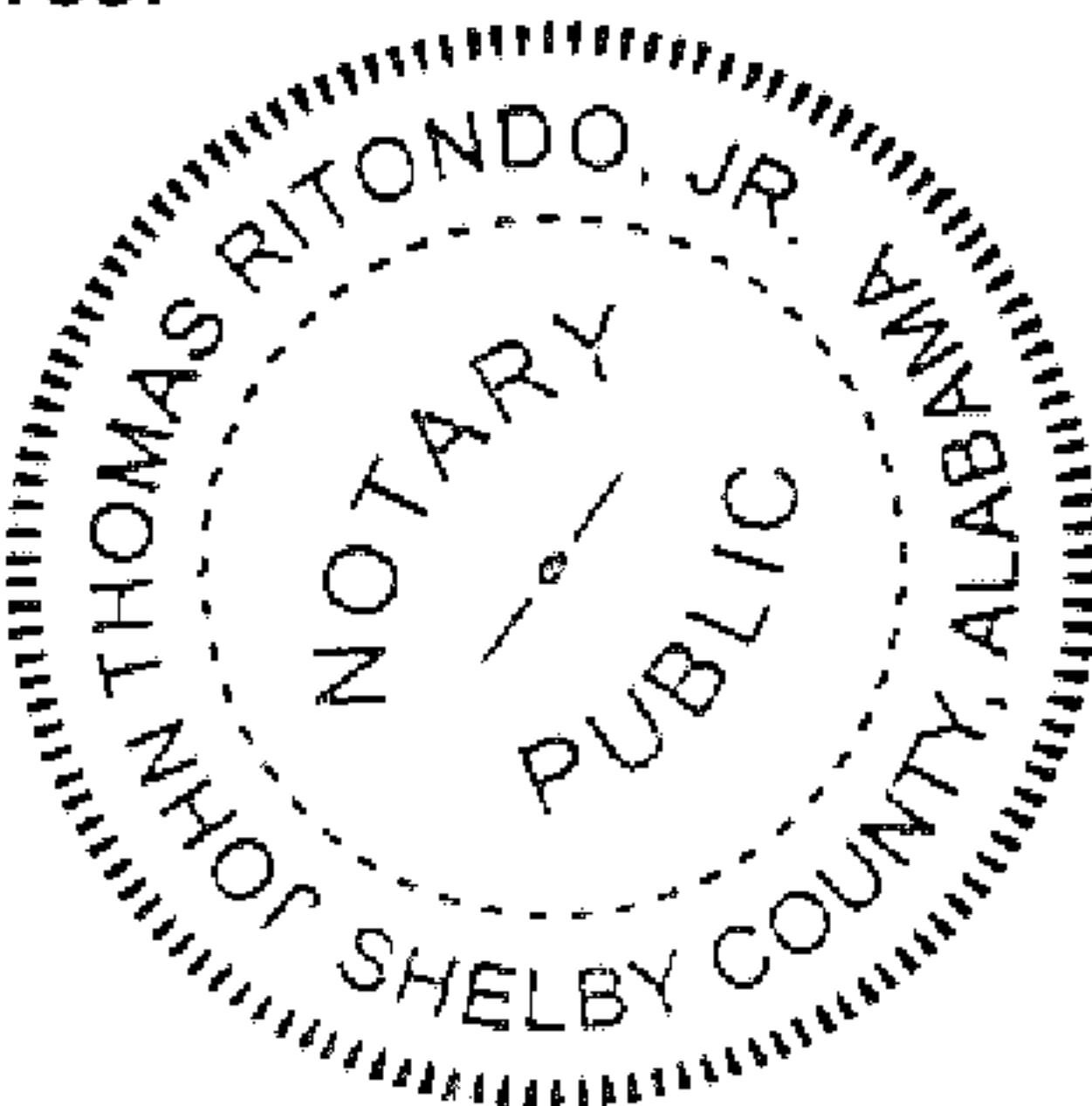
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark H. Bentley and Janice P. Bentley 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 on this 28th day of Oct., 2021

  
Notary Public

My commission expires:



John Thomas Ritondo, Jr.  
Notary Public, Alabama State at Large  
My Commission Expires August 29, 2023

## Real Estate Sales Validation Form

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

Grantor's Name	Mark H. Bentley and Janice P. Bentley	Grantee's Name	Lindsey Hannah Smith
Mailing Address	825 Stoneridge Dr. Helena, AL 35080	Mailing Address	825 Stoneridge Dr. Helena, AL 35080
Property Address	825 Stoneridge Dr. Helena, AL 35080	Date of Sale	October 28, 2021
		Total Purchase Price	\$328,000.00
		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)

Bill of Sale  Appraisal  
 Sales Contract  Other:  
 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 - Mark H. Bentley and Janice P. Bentley, 825 Stoneridge Dr., Helena, AL 35080.

Grantee's name and mailing address - Lindsey Hannah Smith, 825 Stoneridge Dr., Helena, AL 35080.

Property address - 825 Stoneridge Dr., Helena, AL 35080

Date of Sale - October 28, 2021.

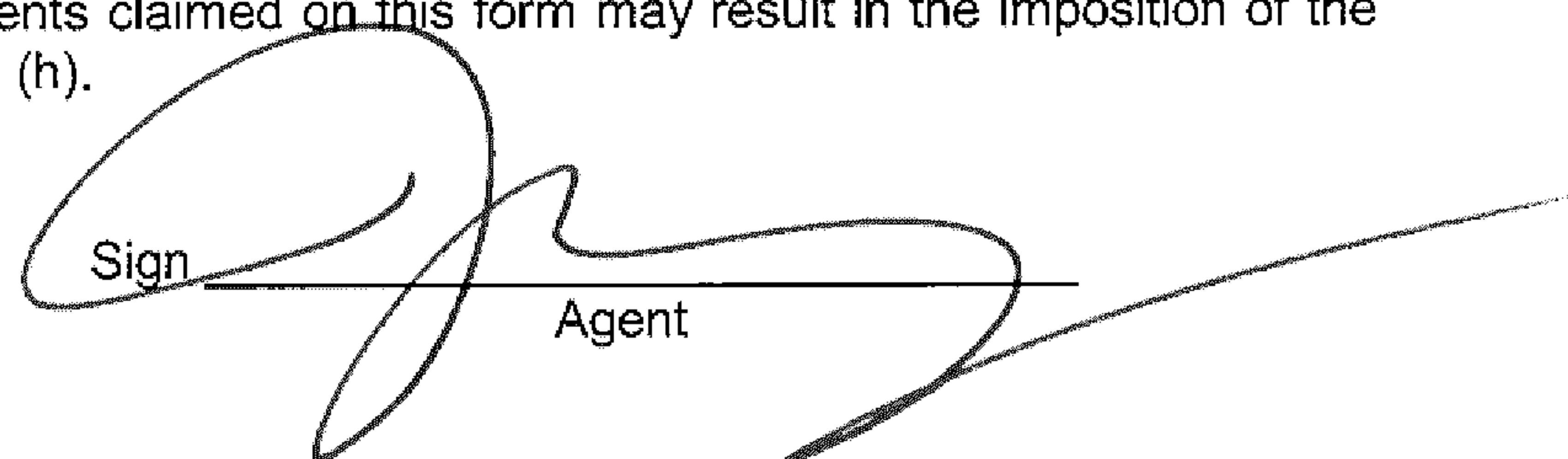
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: October 28, 2021

  
 Sign \_\_\_\_\_ Agent \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/01/2021 02:35:03 PM  
 \$49.50 CHERRY  
 20211101000527280



