

This Instrument was Prepared By:
Bradford & Holliman, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, we, the undersigned Grantors, **E. JEFF BENTLEY and wife, LORI W. BENTLEY**, do grant, bargain, sell and convey unto the Grantees, **JEFF BENTLEY and LORI WINFORD BENTLEY, Trustees of the Bentley Living Trust, dated October 21, 2021**, our interest in the following described real property, the following described real property, situated in Shelby County, Alabama, viz:

Lot 34, according to the Survey of Weatherly – Windsor, Sector 11, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record.

SOURCE OF TITLE: Instrument # 1998-12063

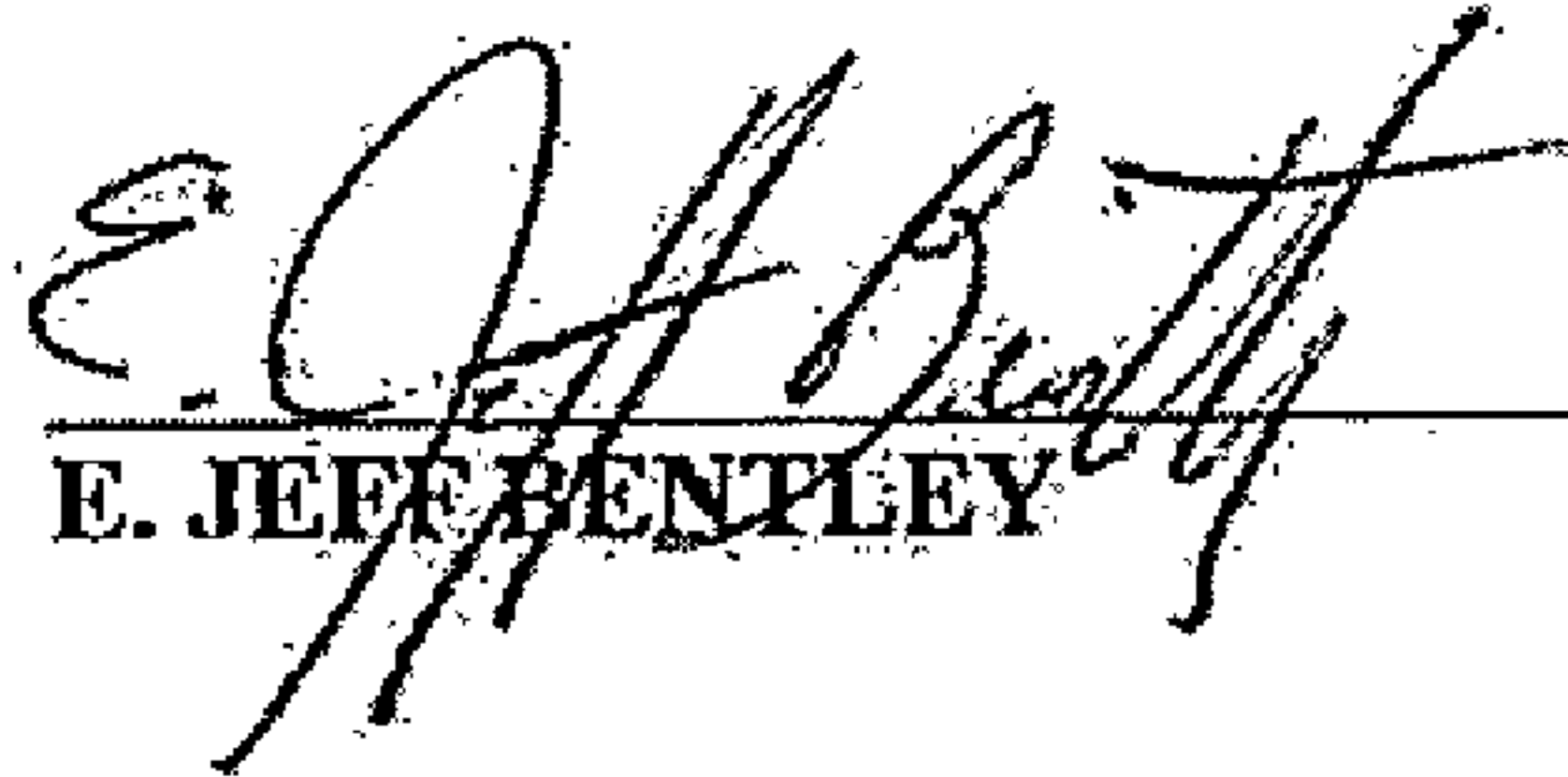
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a

good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

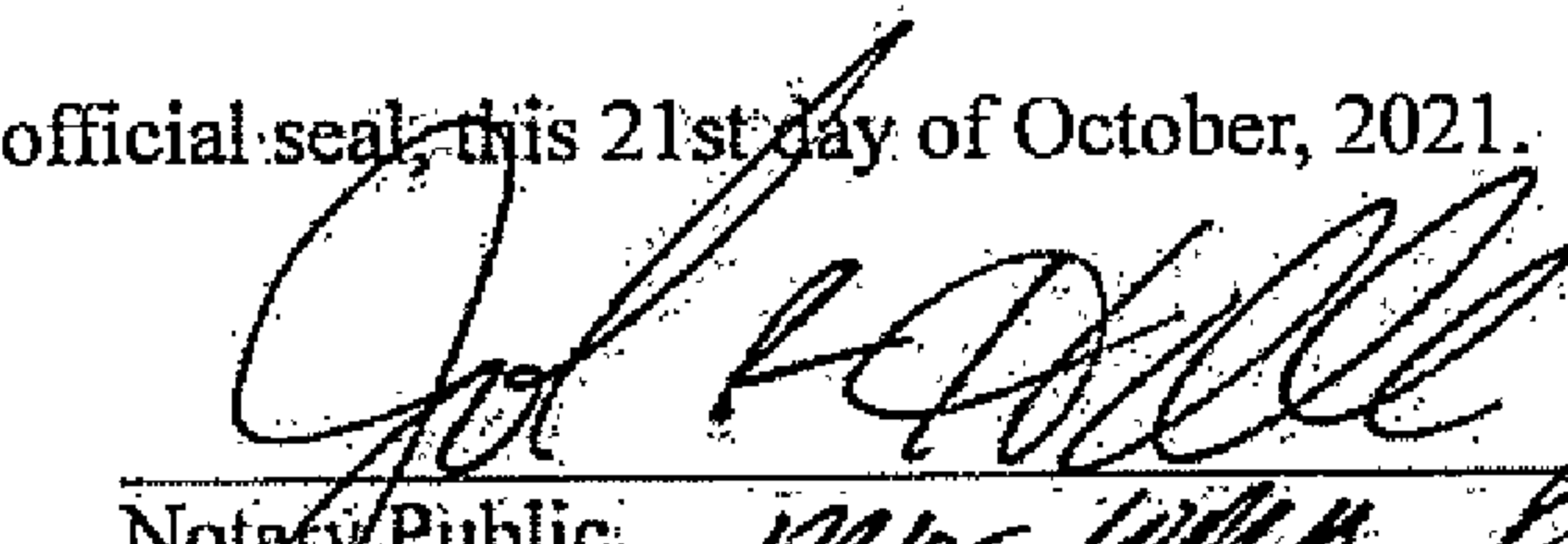
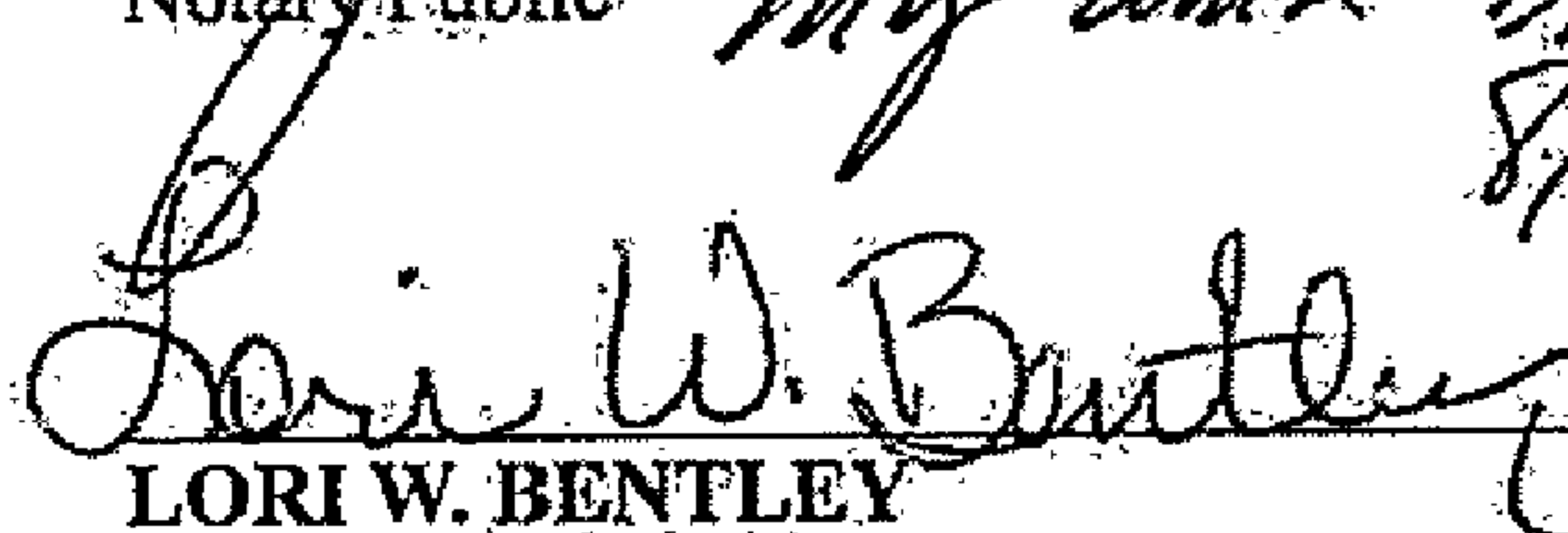
IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 21st day of October, 2021.


E. JEFF BENTLEY (SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **E. JEFF BENTLEY**, whose name is 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, he executed the same voluntarily on the day the same bears date.

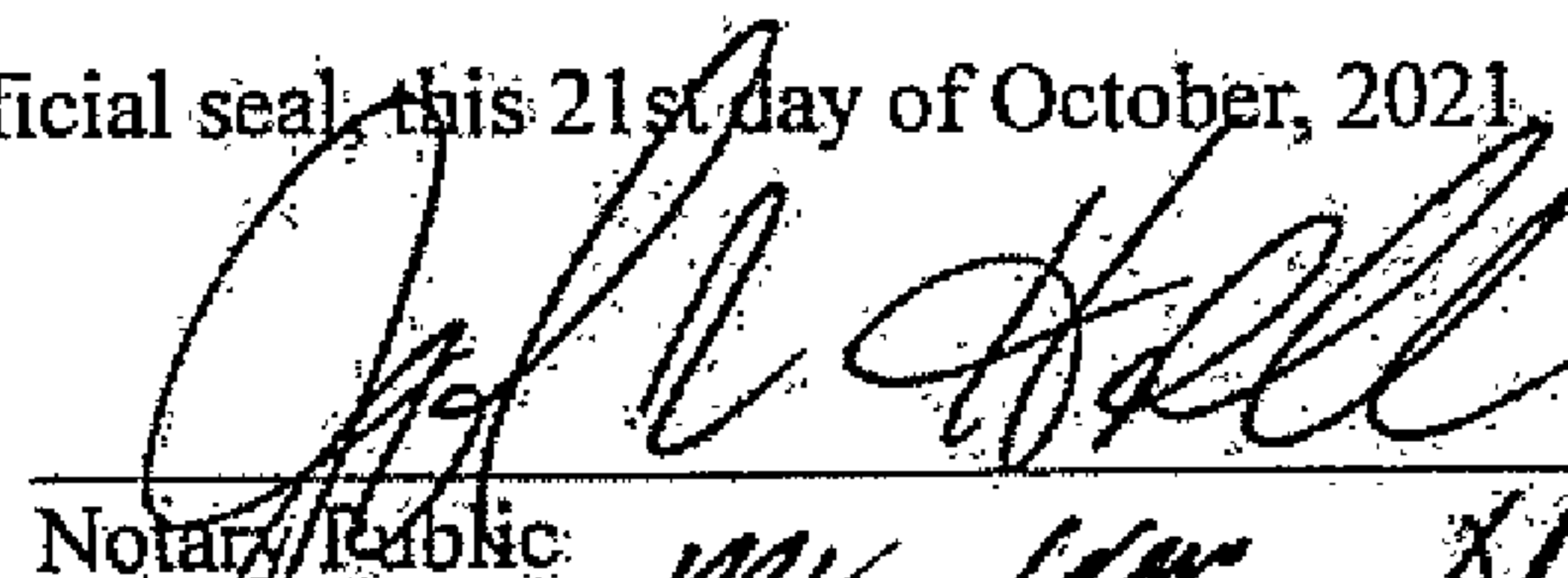
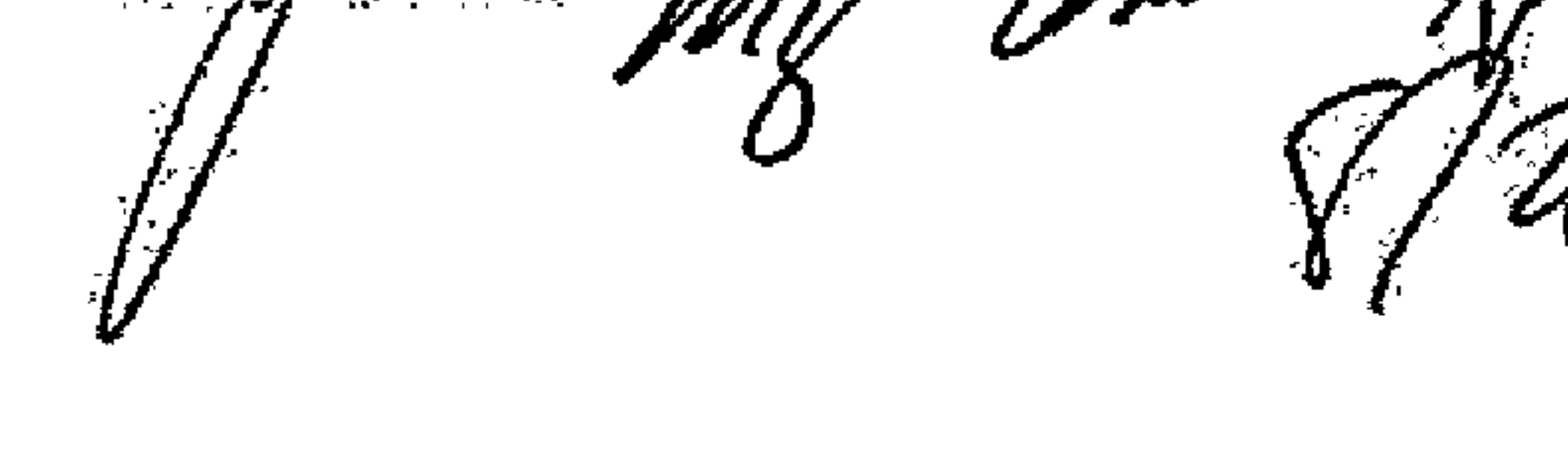
Given under my hand and official seal, this 21st day of October, 2021.


Notary Public *my comm expires 8/28/22*

LORI W. BENTLEY (SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **LORI W. BENTLEY**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of October, 2021.


Notary Public *my comm expires 8/28/22*

LORI W. BENTLEY (SEAL)

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jeff Bentley
 Mailing Address 103 Windsor Trail
Pelham, AL 35124

Grantee's Name Jeff Bentley & Lori Winford Bentley
 Mailing Address Trustees, Bentley Living Trust
103 Windsor Trail
Pelham, AL 35124

Property Address 103 Windsor Trail
14 9 31 0 000 001.015

Date of Sale 10/21/2021
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 442,830

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
☐ Other

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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2021 09:17:26 AM
 \$472.00 JOANN
 20211102000528740

Allen S. Byrd