

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, **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 8 and part of Lots 3, 4, 5, 6, 7 and 9, in Block 4, according to the Survey of Buck Creek Cotton Mills, as shown recorded in Map Boo 3, Page 8, in the Office of the Judge of Probate, Shelby County, Alabama, and more particularly described by metes and bounds as follows:

Begin at the intersection of the West line of the East half of Block 4 with the South right of way line of the CSX Transportation Railroad R.O.W. and thence run South 00 degrees 11 minutes 17 seconds West, a distance of 321.73 feet (meas) 321.00 feet (map) to a point on the North line of 14<sup>th</sup> Avenue SW (60 ft. R.O.W.); thence South 87 degrees 48 minutes 56 seconds East and along said R.O.W. a distance of 160.00 feet (map) to a point on the Westerly R.O.W. line of Alabama Highway #119 (50 ft. R.O.W.); thence North 00 degrees 10 minutes 46 seconds East, leaving said 14<sup>th</sup> Avenue SW R.O.W, and along said Highway #119 R.O.W. a distance of 103.08 feet (meas) 103.17 feet (map) to a point on the South R.O.W. line of CSX Transportation Railroad, said point also being the beginning of a non tangent curve to the right, having a radius of 1,903.53 feet a central angle of 08 degrees 17 minutes 49 seconds a chord bearing of North 35 degrees 18 minutes 22 seconds West, and a chord distance of 275.40 feet (meas & map); thence along the arc of said curve and said R.O.W. a distance of 275.64 feet to the POINT OF BEGINNING. According to the survey of Robert C. Parmer, dated November 19, 2002.

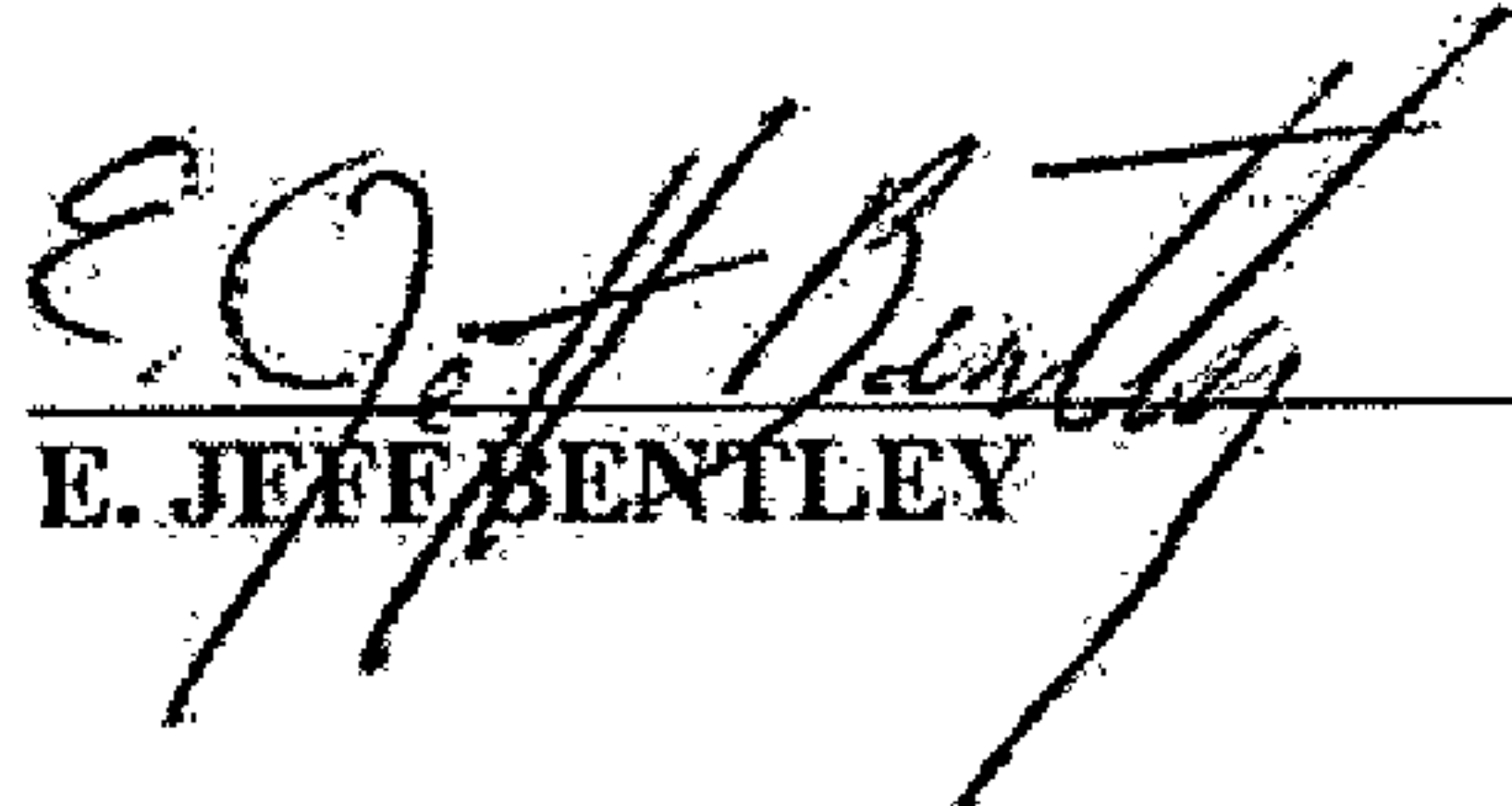
**SOURCE OF TITLE: Instrument # 200212090061350**

**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.

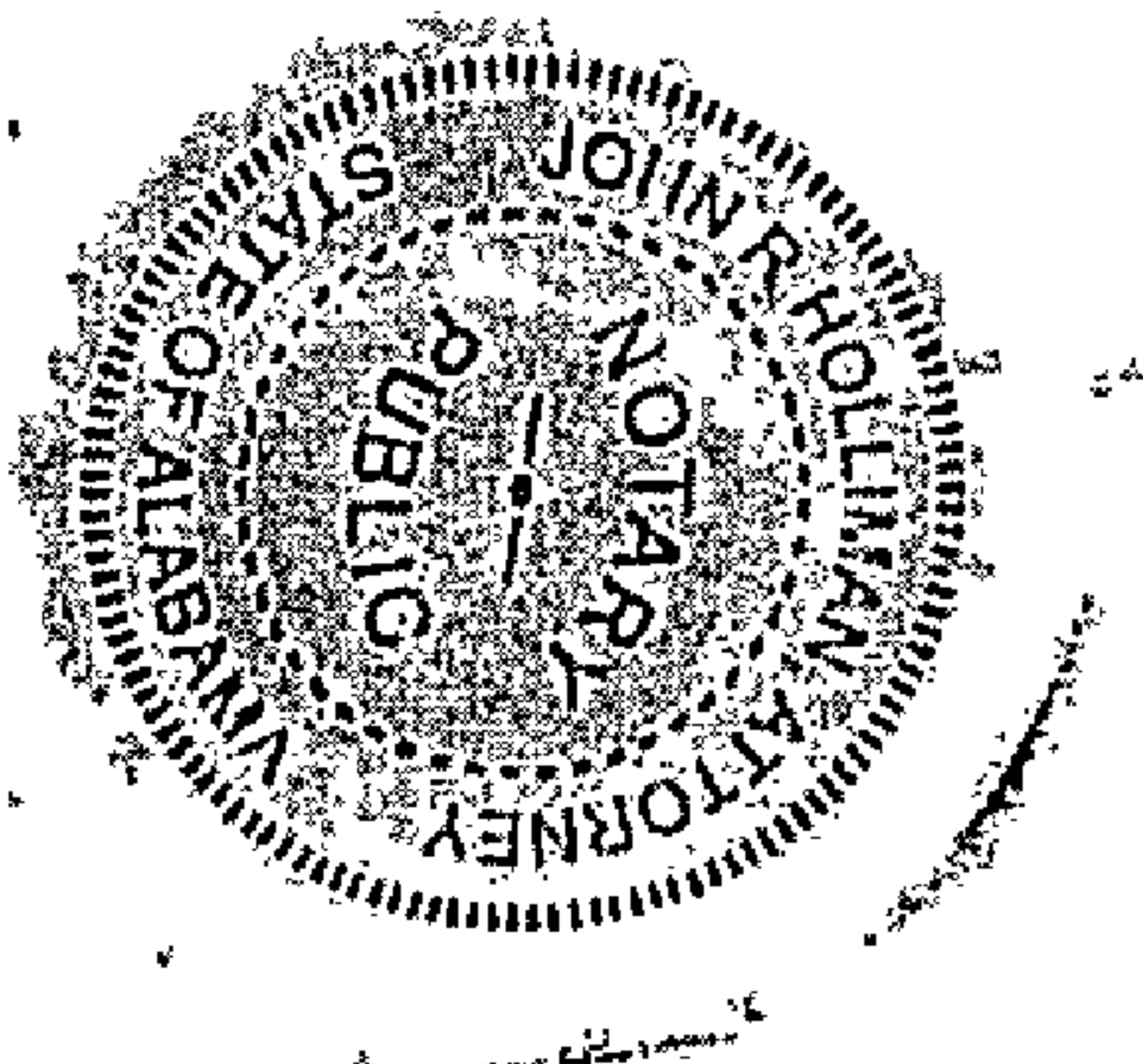
**IN WITNESS WHEREOF**, we have hereunto set our hands and seal, this 21st day of October, 2021.

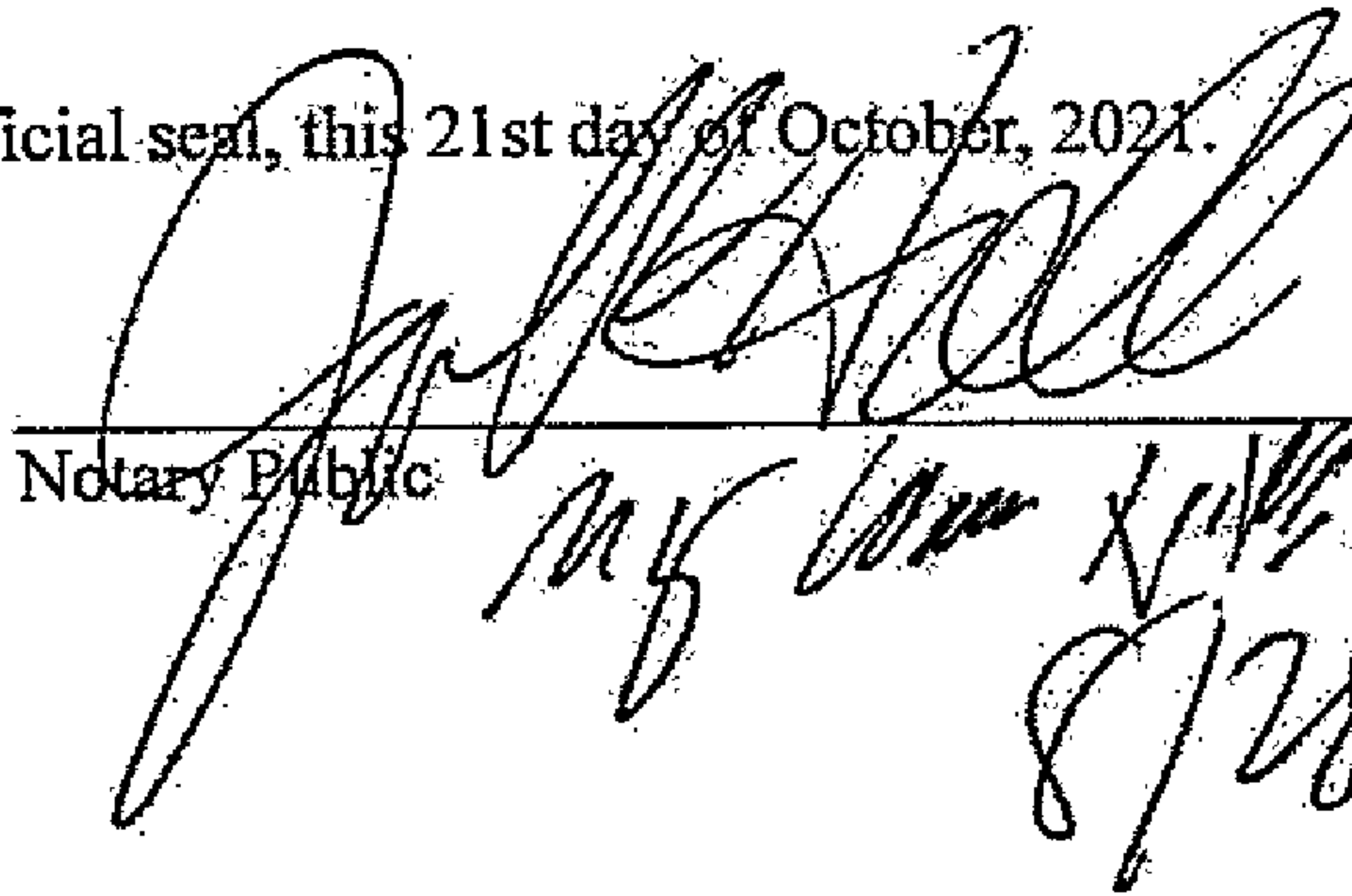
  
E. JEFF BENTLEY (SEAL)


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

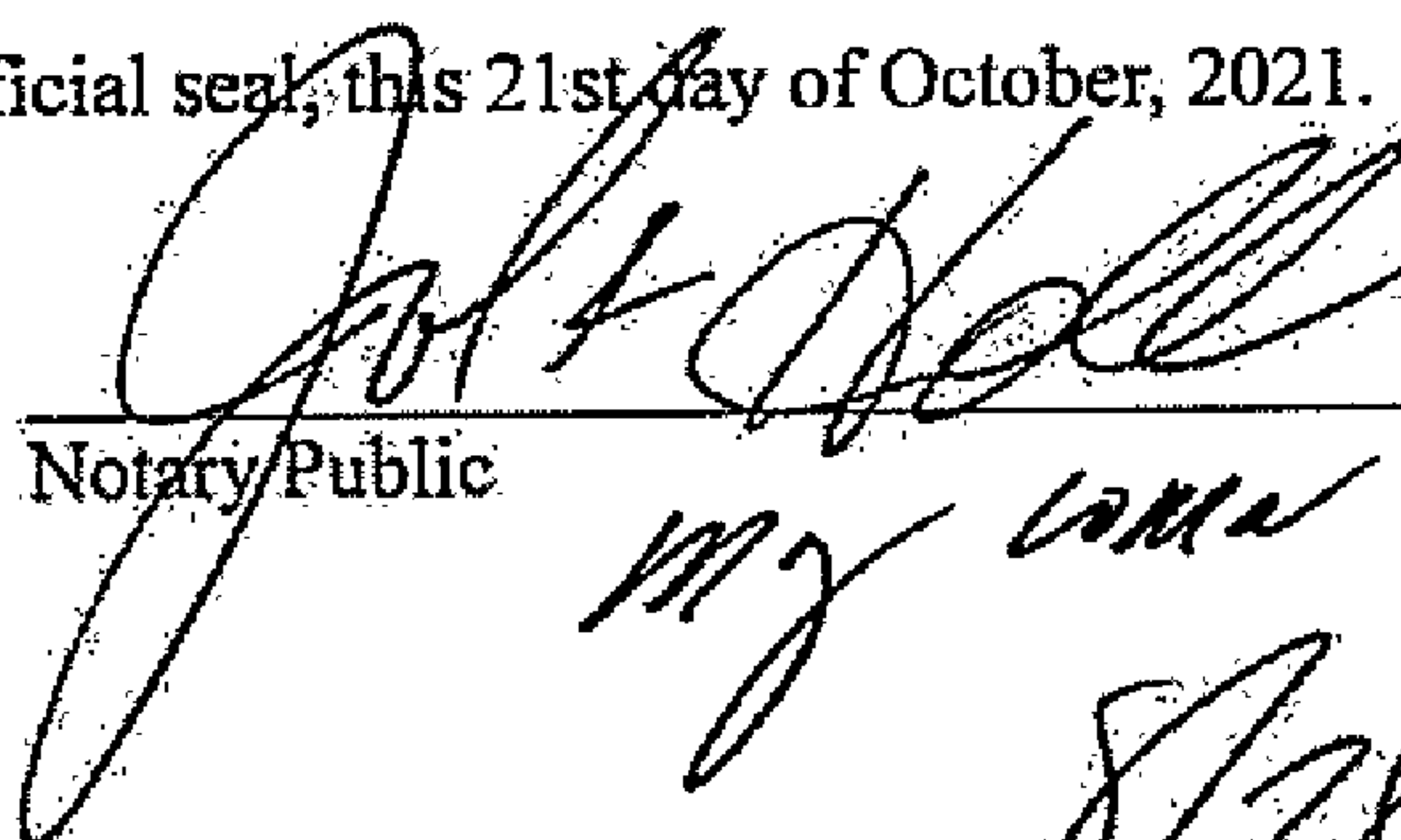
 (SEAL)  
LORI W. BENTLEY

STATE OF ALABAMA )

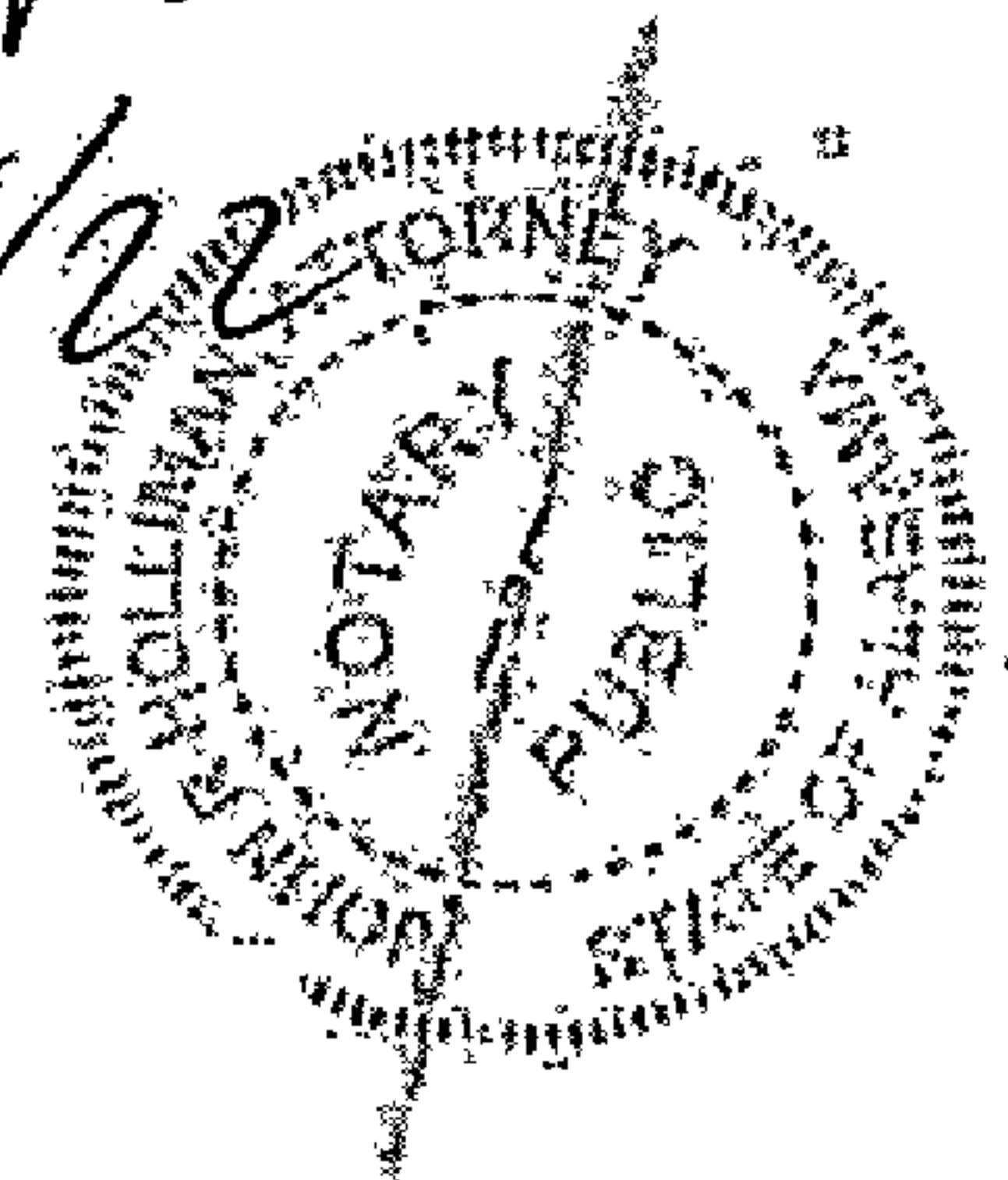
COUNTY OF SHELBY )

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 name expires:*  
8/28/22



**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 14th Ave. SW  
23 1 11 2 002 005.000

Date of Sale 10/21/2021  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 192,370

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 09:17:27 AM  
 \$225.50 JOANN  
 20211102000528750



*Allen S. Bayl*