



20211117000553260 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
11/17/2021 11:17:54 AM FILED/CERT

After Recording Send Tax Notice To:

Harold White
17776 Highway 55
Sterrett, AL 35147

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Letha F. Benson, Trustee of the WHITE FAMILY TRUST** dated November 23, 2015, (herein referred as grantor) who certifies that the property conveyed hereby does not constitute her homestead, grants, bargains, sells and conveys unto to **HAROLD L. WHITE, SR.** (herein referred to as grantee), her interest in the real estate described below situated in Shelby County, Alabama, to wit.

A part of the NE ¼ of SW ¼ of Section 19, Township 18 South, Range 2 East, being more particularly described as follows: Commence at the NE corner of the NE ¼ of SW 1/4, of Section 19, Township 18 South, Range 2 East; thence West along the North line of said ¼ - ¼ section 465.75 feet; thence 118 degrees 33 minutes to the left in a southeasterly direction 44.85-feet; thence 0 degrees 33 minutes to the left 474.86 feet; thence 86 degrees 25 minutes to the right 370.64 feet; thence 77 degrees 04 minutes to the right in a northwesterly direction 464.12 feet to the point of beginning of tract herein described; thence continue along the last named course 210.00 feet to Sterrett-Kelly Creek Road; thence 95 degrees 19 minutes to the left along said road 124.00 feet; thence 84 degrees 41 minutes to the left 210.00 feet; thence 95 degrees 19 minutes to the left 124.00 feet to the point of beginning.

And being the same property conveyed unto the Grantor herein by Harold L. White, Sr. and wife, Patsy White, by deed dated November 23, 2015, and recorded in the Probate Office of Shelby County, Alabama as Instrument - 2000 - 36715 and commonly known as 17776 Highway 55, Sterrett, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee and his assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

Shelby County, AL 11/17/2021
State of Alabama
Deed Tax: \$87.50

AND I, do for myself, covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Letha F. Benson, Trustee of the WHITE FAMILY TRUST** dated **November 23, 2015**, has hereunto set her hand and seal, this 23rd day of ~~December~~, 2015.
November

WHITE FAMILY TRUST dated November 23, 2015



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by: *Letha Benson*
LETHEA BENSON, Trustee

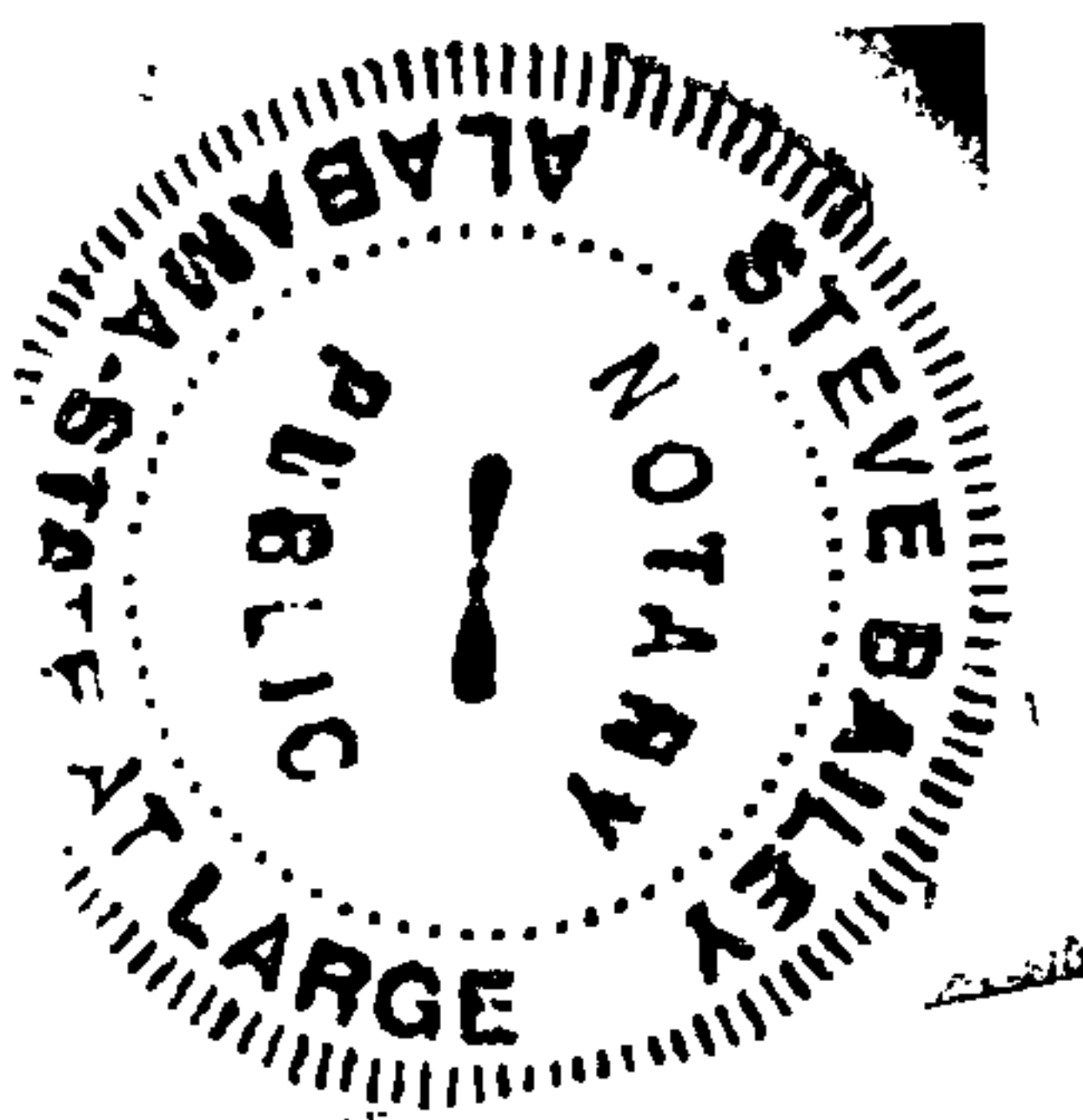
GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **LETHEA BENSON as Trustee of WHITE FAMILY TRUST dated November 23, 2015**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office
this 23rd day of ~~December~~, 2015.
November

Steve Bailey
NOTARY PUBLIC
My Commission Expires: May 13, 2018

This Document Prepared By:
Steve Bailey
Bailey Law Firm
2000 Providence Park, Suite 200
Birmingham, AL 35242
205-263-5060

Real Estate Sales Validation Form



20211117000553260 3/3 \$115.50
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name White Family Trust
Mailing Address 241 Hodgens Road
Chelsee, AL
35043

Grantee's Name Harold L. White, Sr
Mailing Address PO Box 266
Sterrett, AL 35147

Property Address 17716 Hwy 55
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 87,060

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 11-17-21

Print Lethea Benson

Sign Lethea Benson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1