



20221128000433260 1/5 \$50.00
Shelby Cnty Judge of Probate, AL
11/28/2022 11:21:33 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 DOLLARS (\$12,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Charlotte Dobbs, married; Shelia Owens, married; Barbara Majors, fka Barbara Campbell, married; Kelvin Benton, married, and Phillip Benton, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Phillip Wade Benton and Vickie Giles Benton (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 21 South, Range 3 West, more particularly described as follows: Beginning at the SE corner of a certain lot or tract of land located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section, which corner is established by an iron stake 12 feet west of the center of the Elyton public road and 404.5 feet Northwest of the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section at angle of 37 deg. 3 min. with East line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section; thence running South 73 deg. 10 min. West 255.6 feet; thence North 16 deg. 50 min. West 170.4 feet; thence North 73 deg. 10 min. East 255.6 feet; thence South 16 deg. 50 min. East 170.4 feet to point of beginning. Except Montevallo-Maylene Highway right of way. LESS AND EXCEPT property described in deed recorded in Deed Book 353, page 894, in the Probate Court of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of and GRANTOR or GRANTOR'S spouse.

Barbara Majors is one and the same as Barbara Campbell.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns

Shelby County, AL 11/28/2022
State of Alabama
Deed Tax: \$12.00

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 14th day of November, 2022.

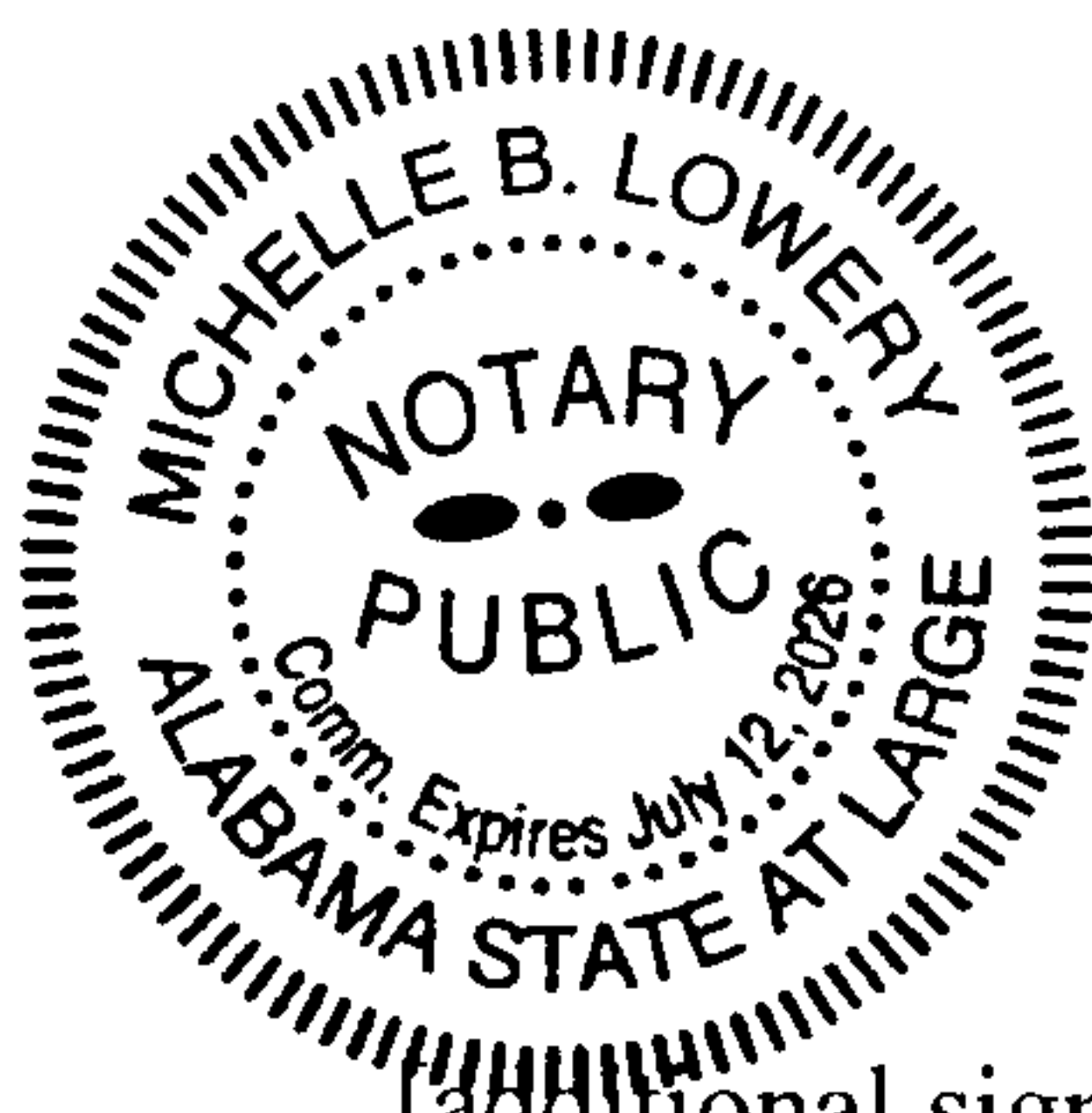
Charlotte Dobbs
Charlotte Dobbs

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Dobbs, 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 14th day of November, 2022.



Michelle B. Lowery
Notary Public

My commission expires: July 12, 2026

[additional signatures and notary acknowledgments on succeeding pages]

Shelia Owens
Shelia Owens

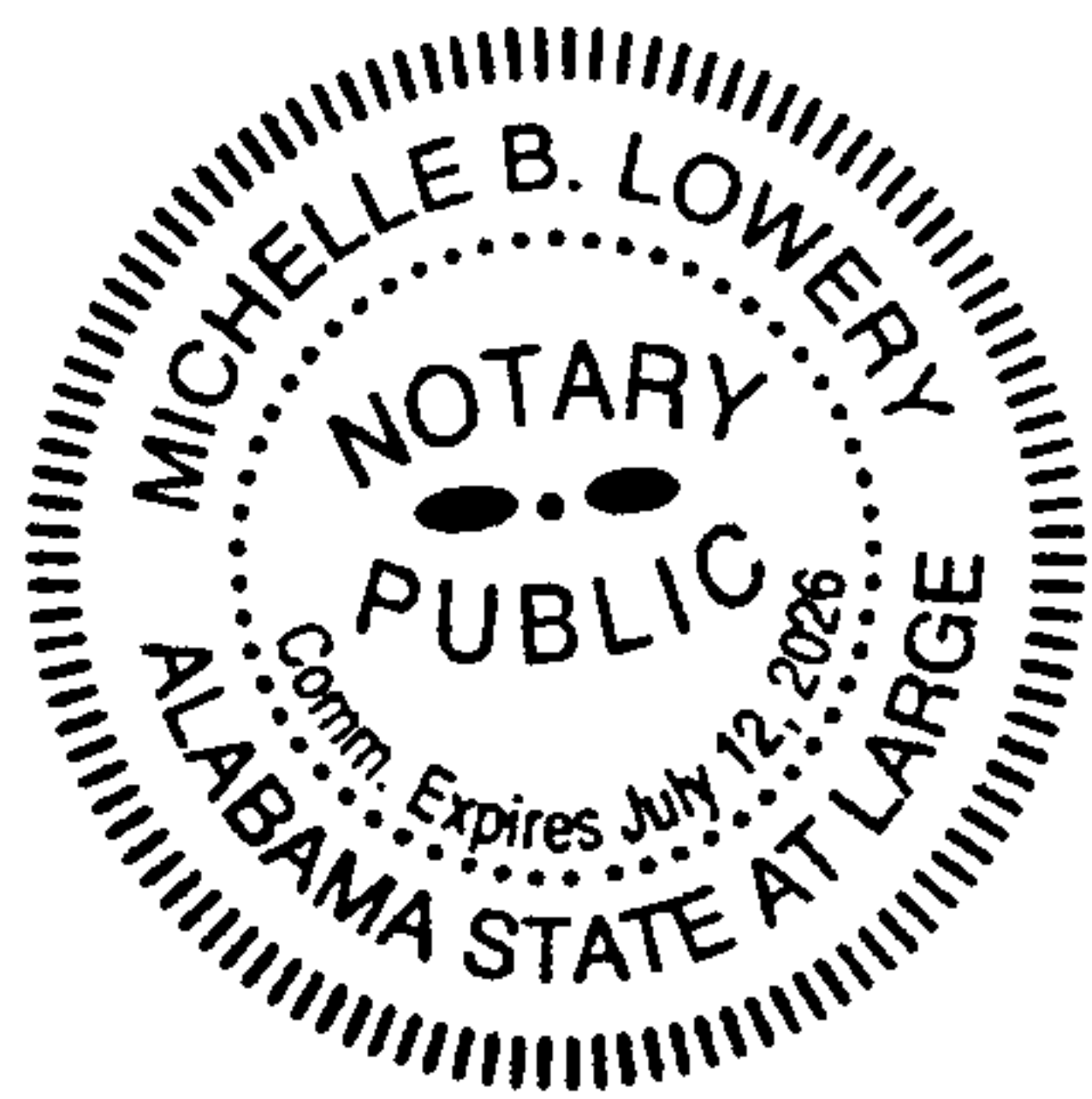
STATE OF ALABAMA

COUNTY OF Shelby


20221128000433260 3/5 \$50.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelia Owens, 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 14th day of November, 2022.



Michelle B. Lowery
Notary Public

My commission expires: July 12, 2026

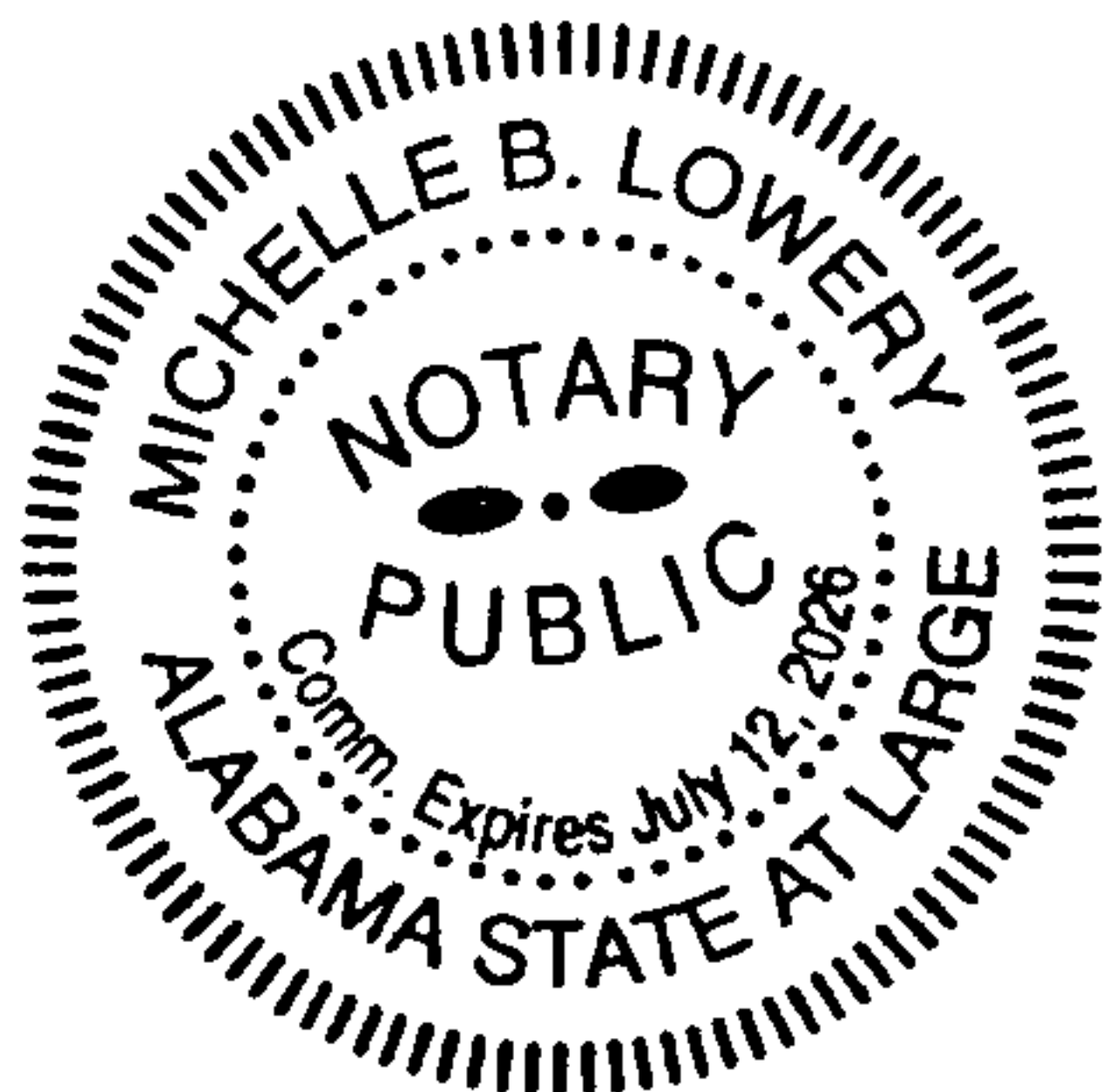
Barbara Majors
Barbara Majors

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Majors, 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 14th day of November, 2022.



Michelle B. Lowery
Notary Public

My commission expires: July 12, 2026

Kelvin Benton
Kelvin Benton

STATE OF ALABAMA

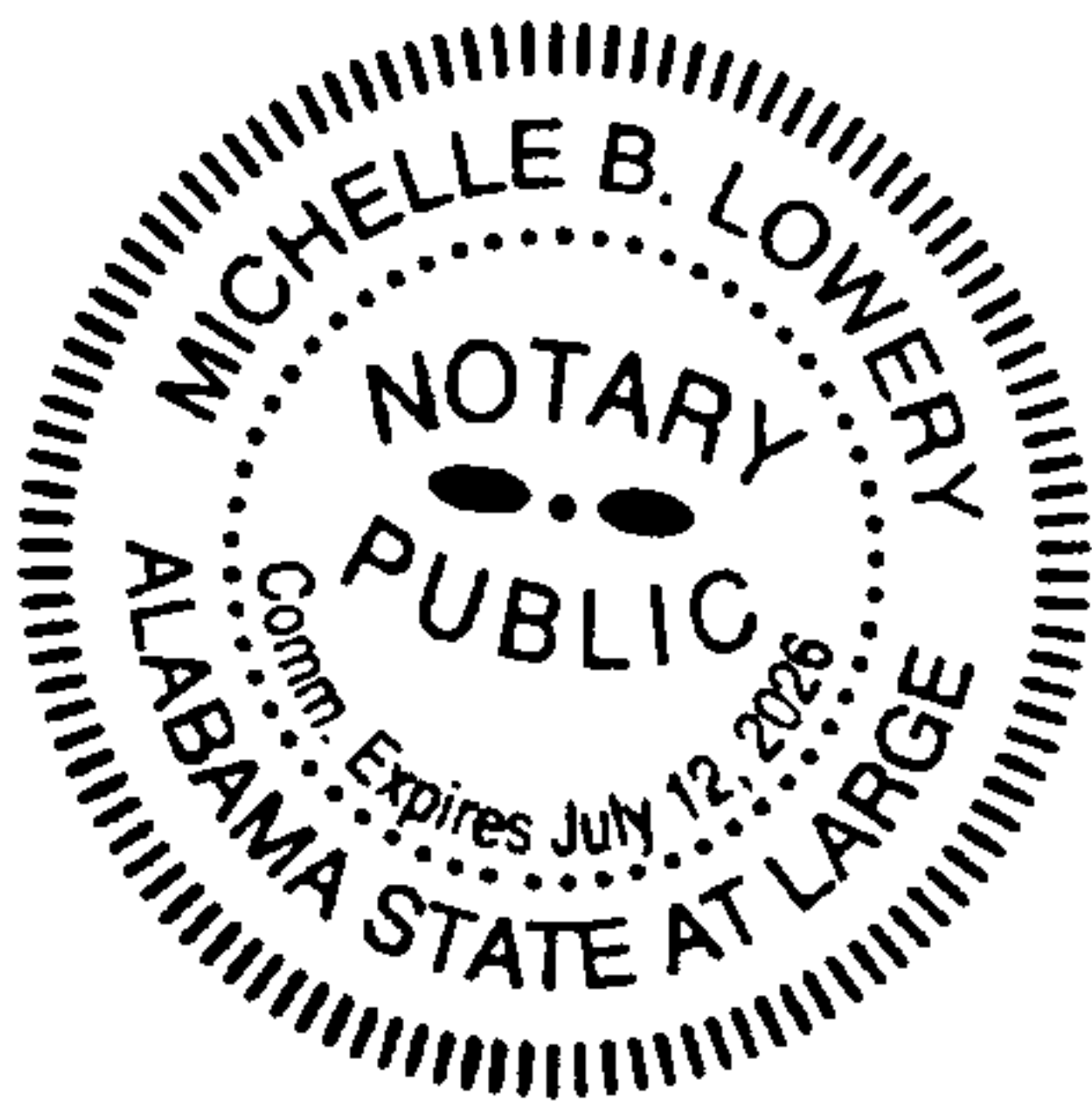
COUNTY OF Shelby



20221128000433260 4/5 \$50.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelvin Benton, 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 14th day of November, 2022.



Michelle B. Lowery
Notary Public

My commission expires: July 12, 2026

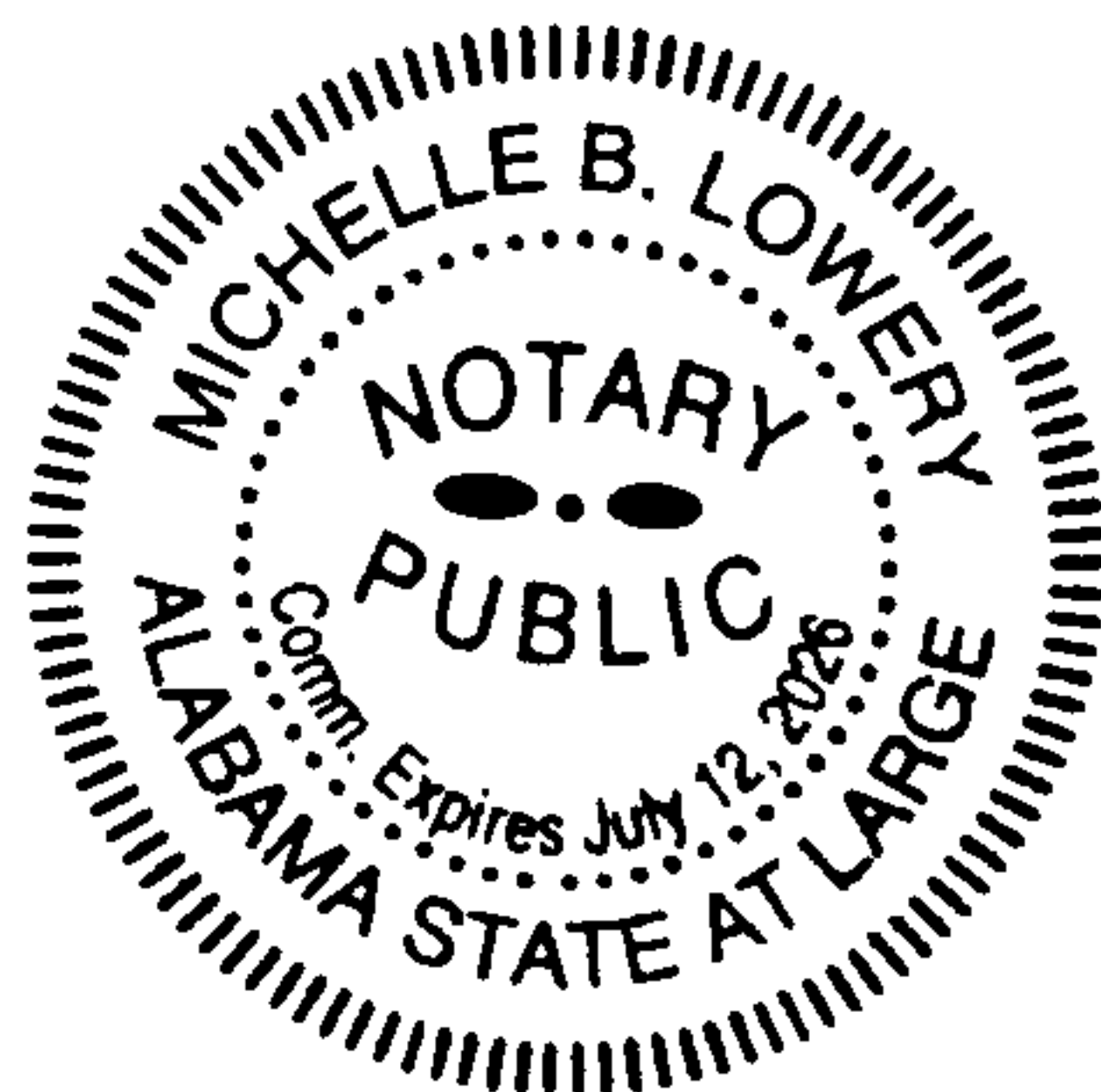
Phillip Benton
Phillip Benton

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Benton, 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 14th day of November, 2022.



Michelle B. Lowery
Notary Public

My commission expires: July 12, 2026

Real Estate Sales Validation Form

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

Grantor's Name see deed
Mailing Address 10388 Hwy 17
Maylene, AL 35114

Grantee's Name Phillip & Vickie Giles Benton
Mailing Address 10388 Hwy 17
Maylene, AL 35114

Property Address 10414 Hwy 17
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ 12,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


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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 assessor's current market value

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.

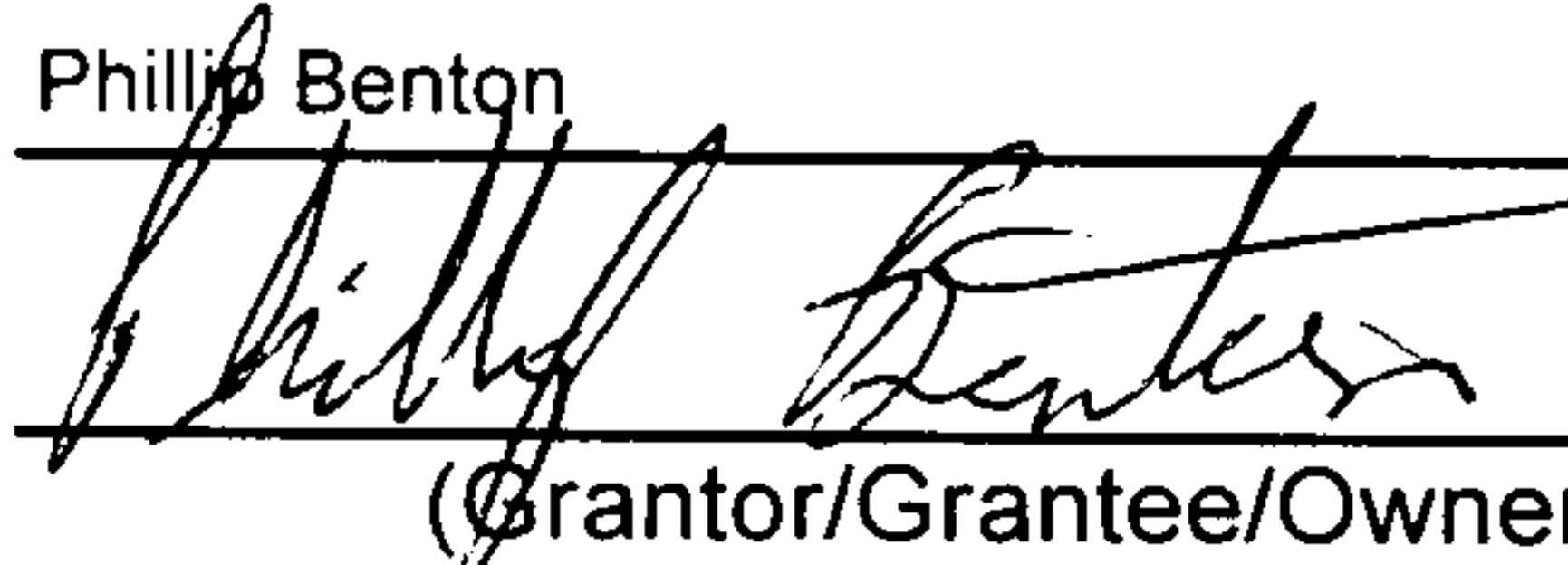
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 11-28-2022

Print Phillip Benton

Sign


(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1