

This Instrument was Prepared by:

Send Tax Notice To: Jaime Perez Candia

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

557 Hwy 315
Columbiana, AL 35051

File No.: MV-23-28949

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Sandra G. Benton, Probate Case # PR 2022-000835, Shelby County, Alabama.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jaime Perez Candia**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

William M. Benton is deceased having died, 26 May 2019.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of February, 2023.

ESTATE OF SANDRA G. BENTON, PROBATE
CASE # PR 2022-000835, SHELBY COUNTY,
ALABAMA.

Kerrie Benton Lomas
Kerrie Benton Lomas
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kerrie Benton Lomas as Personal Representative of The Estate of Sandra G. Benton, Probate Case # PR 2022-000835, Shelby County, Alabama., 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 this the 14th day of February, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

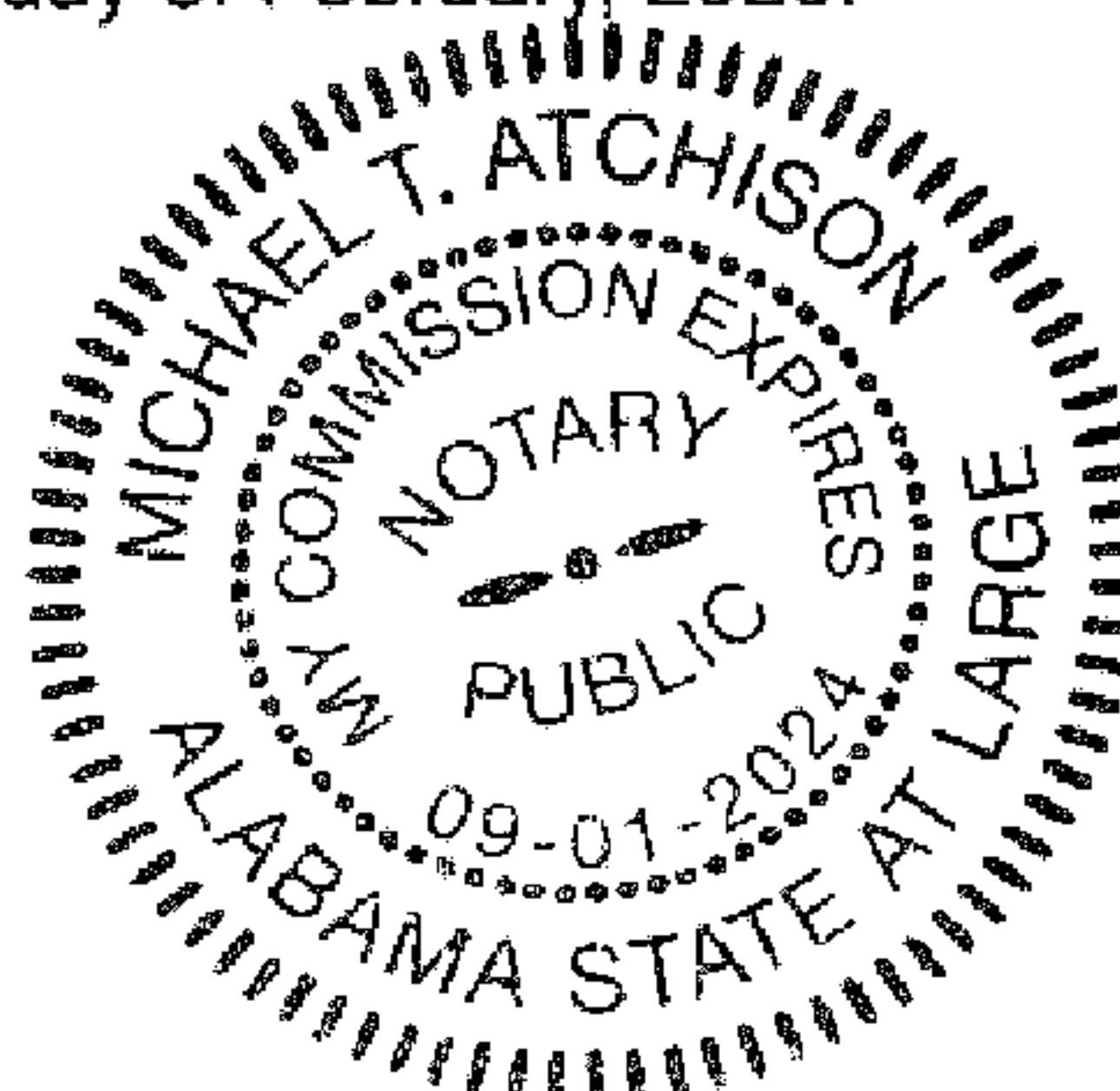


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the East line of said 1/4-1/4 section 626.4 feet; thence left 30 degrees 48 minutes and run northwesterly 207.2 feet; thence left 35 degrees 14 minutes and continue northwesterly 103.3 feet; thence left 43 degrees 03 minutes and run southwesterly 77.51 feet to the point of beginning; thence continue along last described course 210 feet; thence turn left 70 degrees 12 minutes and run southerly 184.89 feet; thence turn left 90 degrees 00 minutes and run easterly 197.58 feet; thence turn left 90 degrees 00 minutes and run northerly 256.04 feet to the point of beginning

Situated in Shelby County, Alabama.

