



20230517000147270 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/17/2023 03:34:34 PM FILED/CERT

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

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

## **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of George T. Bentley, deceased, in accordance with his will probated in Case No. PR-2021-000723 in the Probate Court of Shelby County, Alabama, the undersigned Casey Bentley and Rux Bentley, personal representatives of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to them in said will do grant, bargain, sell and convey to Rux Bentley and Casey Bentley, individually in equal shares as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

### Parcel 1

Beginning at a point on the East side of North Main Street, which point is 210.5 feet North of the point of intersection of the North line of East College Street with the East line of Main Street and measuring North along the East line of said North Main Street and said point of beginning being the NW corner of the lot heretofore conveyed by Harry Gordon and wife to George M. Horn and Ross B. Mullins; run thence East and perpendicular to Main Street a distance of 212 feet, more or less, to the West line of the lot sold by Harry Gordon to N. T. Atchison; run thence North along the West line of said Atchison lot a distance of 18 feet; run thence West and perpendicular to Main Street a distance of 212 feet, more or less, to the East margin of said Main Street; run thence South along the East side of said Main Street a distance of 18 feet to the point of beginning.

Subject to reservation and exception of easements, rights of way, and parking rights in deed recorded in Deed Book 309, Page 799, in the Probate Office of Shelby County, Alabama.

Also conveyed herein are the party-wall interests which George T. Bentley received by virtue of deeds recorded in Deed Book 126, Page 64, and Deed Book 309, Page 799, both recorded in the Probate Office of Shelby County, Alabama.

### Parcel 2

Beginning at a point on the East side of North Main Street, which point is 185.5 feet North of the point of intersection of the North line of East College Street with the East line of Main Street, measured along the east line of said North Main Street; run thence East and perpendicular to Main Street a distance of 212 feet, more or less, to the West line of the lot sold by Harry Gordon to N. T. Atchison and quit claimed by George M. Horn, et al. to N.T. Atchison as shown by Deed Book 179, page 230 in Probate Office of Shelby County, Alabama; run thence north along the west line of said Atchison lot 25 feet; run thence west and perpendicular to said Main Street a distance of 212 feet, more or less, to the east margin of said Main Street; run thence South along the East margin of said Main Street a distance of 25 feet to the point of beginning.



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Subject to reservation and exception of easements, rights of way, and parking rights in deed recorded in Deed Book 309, Page 799, in the Probate Office of Shelby County, Alabama.

Also conveyed herein are the party-wall interests as provided by deed recorded in Deed Book 355, Page 180, in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals this 16<sup>th</sup> day of May, 2023.

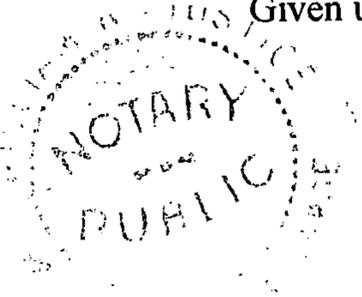
Casey Bentley as personal representative

Rux Bentley as personal representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Casey Bentley, whose name as personal representative of the estate of George T. Bentley, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of May, 2023.



Notary Public

My commission expires: 9/12/23

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rux Bentley, whose name as personal representative of the estate of George T. Bentley, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of April, 2023.



Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

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

Grantor's Name Estate of George T. Bentley
Mailing Address 3177 Bradford Place
Birmingham, AL 35242

Grantee's Name Casey Bentley & Rux Bentley
Mailing Address 3177 Bradford Place
Birmingham, AL 35242

Property Address North Main Street
Columbiana, AL 35051

Date of Sale 5/16/23
Total Purchase Price \$
or
Actual Value \$ 200,040
or
Assessor's Market Value \$

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
X 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 a

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 4/20/23

Print Rux Bentley

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

