

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20230612000176110 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
06/12/2023 01:11:07 PM FILED/CERT

Send Tax Notice to:
Hollis E. Benson
1455 Chelsea Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY ONE THOUSAND SIX HUNDRED DOLLARS AND ZERO CENTS (\$161,600.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Hollis E. Benson, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Cody Holliman, Heather Holliman and Chase Holliman** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Grantor herein reserves a Life Estate in and to the property described:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

The grantor herein is the surviving grantee in Deed Book 098, Page 346, Deed Book 240 Page 879 and Deed Book 278 Page 139, Probate Office of Shelby County, Alabama.

The other grantee Vera D. Benson is deceased, having died May 29, 2023.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of June 2023.

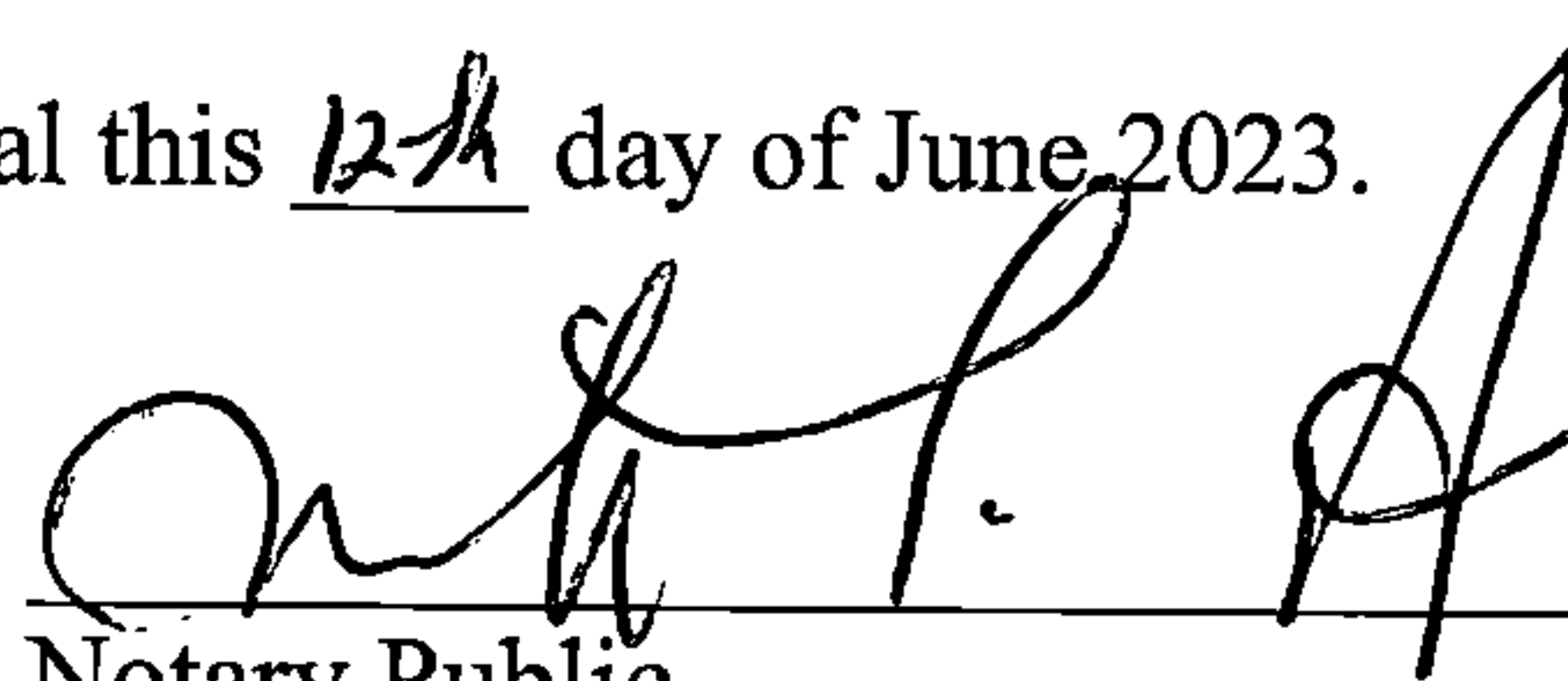

Hollis E. Benson

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 06/12/2023
State of Alabama
Deed Tax: \$162.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hollis E. Benson**, 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June 2023.


Notary Public
My Commission Expires

9-1-24

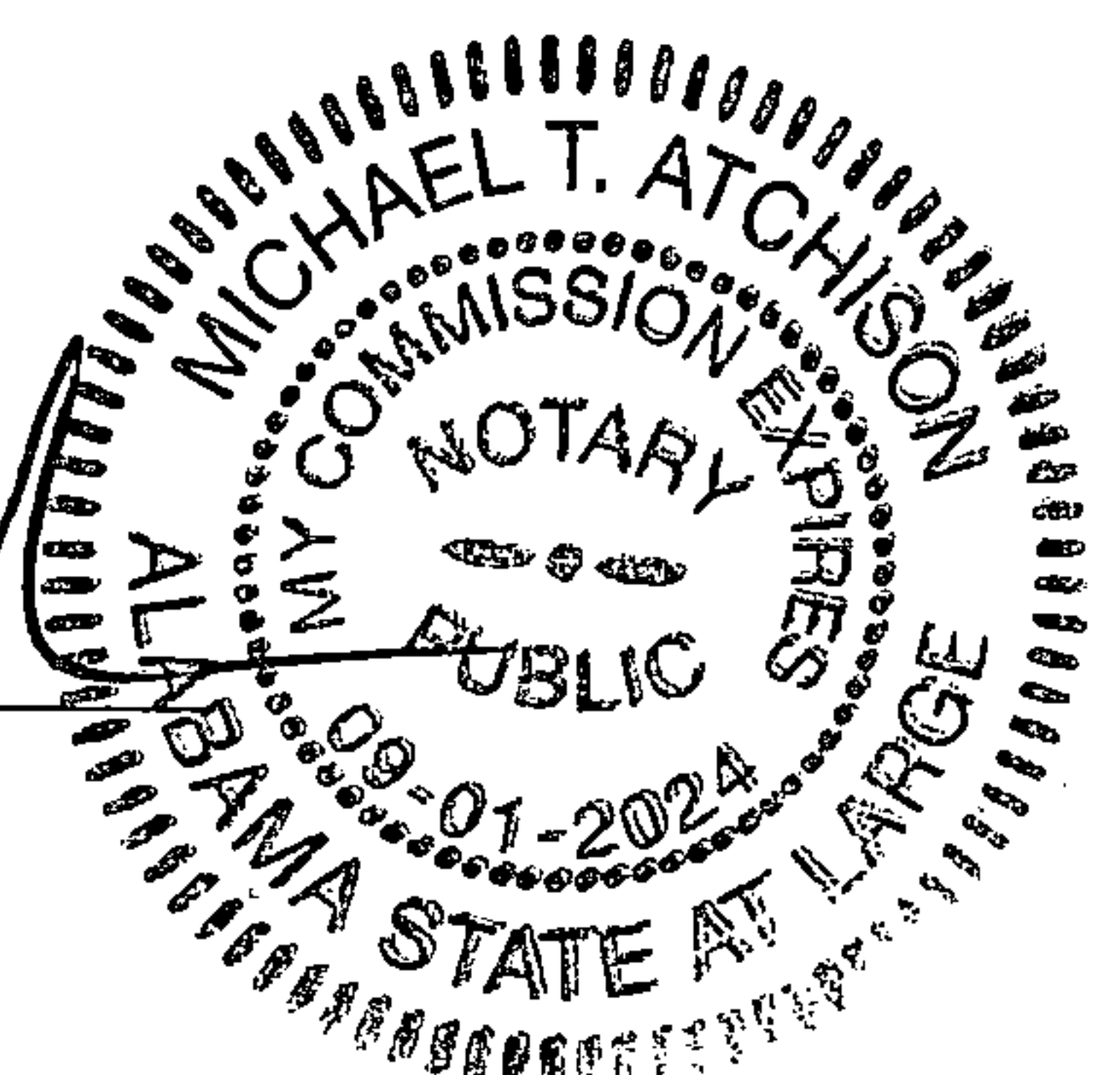


Exhibit "A"- Legal Description



20230612000176110 2/3 \$191.00
Shelby Cnty Judge of Probate, AL
06/12/2023 01:11:07 PM FILED/CERT

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West, thence run North along the East line of said $\frac{1}{2}$ $\frac{1}{2}$ Section a distance of 496.90 feet to a point on the South right of way line of the Columbiana-Chelsea Highway; thence turn an angle of 48 deg. 27 min. to the left and run a distance of 267.80 feet to a concrete R/W marker PT 67 + 71; thence turn an angle of 5 deg. 50 min. to the left and run a distance of 266.55 feet to a point on said R/W; thence turn an angle of 14 deg. 47 min. to the right and run a distance of 558.80 feet to a point on said R/W; thence turn an angle of 5 deg. 57 min. to the right and run a distance of 210.00 feet to a point on said R/W and the Southeast corner of the lot presently owned by Benson; thence turn an angle of 57 deg. 00 min. to the left and run along said lot line a distance of 210.00 feet to the Southwest corner of said Benson lot, and the point of beginning; thence continue in the same direction a distance of 93.00 feet; thence turn an angle of 71 deg. 45 min. 41 sec. to the right and run a distance of 277.63 feet; thence turn an angle of 16 deg. 14 min. 10 sec. to the right and run a distance of 187.38 feet; thence turn an angle of 93 deg. 34 min. 05 sec. to the right and run a distance of 212.24 feet to a point on the Columbiana-Chelsea Highway; thence turn an angle of 73 deg. 15 min. 20 sec. to the right and run along said highway a distance of 63.42 feet to the Northeast corner of the lot presently owned by Benson; thence turn an angle of 105 deg. 10 min. 43 sec. to the right and run along said Benson lot a distance of 210.00 feet; thence turn an angle of 107 deg. 33 min. to the left and run along said Benson lot a distance of 210.00 feet; thence turn an angle of 8 deg. 05 min. to the left and continue along said Benson lot a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 14, T-21-S, R-1-W, Shelby County, Alabama.

Commence at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 14, T-21-S, R-1-W, thence run East along the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 1111.98 ft., thence turn an angle of 89 deg. 10' 30" to the left and run a distance of 396.00 ft., thence turn an angle of 89 deg. 10' 30" to the right and run a distance of 1057.99 ft., thence turn an angle of 137 deg. 05' to the left and run a distance of 307.94 ft., thence turn an angle of 111 deg. 43' to the right and run a distance of 449.11 ft., to the West R.O.W. of the Columbiana-Chelsea Hwy., thence turn an angle of 113 deg. 21' to the left and run a distance of 87.00 ft., thence turn an angle of 9 deg. 17' to the right and run a distance of 348.29 ft., thence turn an angle of 6 deg. 26' to the right and run a distance of 67.75 ft., thence turn an angle of 3 deg. 03' to the right and run a distance of 144.70 ft., thence turn an angle of 00 deg. 17' to the left and run a distance of 210.00 ft., thence turn an angle of 5 deg. 22' to the right and run a distance of 210.00 ft., to a point on the West R.O.W. line of the Columbiana-Chelsea Hwy. and the point of beginning. Thence turn an angle of 8 deg. 05' to the right and run along said R.O.W. line a distance of 210.00 ft., thence turn an angle of 70 deg. 27' to the left and run a distance of 210.00 ft., thence turn an angle of 109 deg. 33' to the left and run a distance of 210.00 ft., thence turn an angle of 70 deg. 27' to the left and run a distance of 210.00 ft., to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 14, T-21-S, R-1-W, Shelby County, Alabama.

Commence at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 14, T-21-S, R-1-W, thence run East along the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 1111.98 feet, thence turn an angle of 89 deg. 10 min. 30 sec. to the left and run a distance of 396.00 feet, thence turn an angle of 89 deg. 10 min. 30 sec. to the right and run a distance of 1057.99 feet, thence turn an angle of 137 deg. 05 min. to the left and run a distance of 307.94 feet, thence turn an angle of 111 deg. 43 min. to the right and run a distance of 449.11 feet, to the West R.O.W. of the Columbiana-Chelsea Hwy., thence turn an angle of 113 deg. 21 min. to the left and run a distance of 87.00 feet, thence turn an angle of 9 deg. 17 min. to the right and run a distance of 348.29 feet, thence turn an angle of 6 deg. 26 min. to the right and run a distance of 67.75 feet, thence turn an angle of 3 deg. 03 min. to the right and run a distance of 144.70 feet, thence turn an angle of 00 deg. 17 min. to the left and run a distance of 210.00 feet, to a point on the West R.O.W. line of the Columbiana-Chelsea Hwy. and the point of beginning, thence turn an angle of 5 deg. 22 min. to the right and run along said R.O.W. line a distance of 210.00 feet, thence turn an angle of 62 deg. 22 min. to the left and run a distance of 210.00 feet, thence turn an angle of 117 deg. 38 min. to the left and run a distance of 210.00 feet, thence turn an angle of 62 deg. 22 min. to the left and run a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 14, Township 21 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Hollis E. Benson
Mailing Address 1455 Chelton Rd

Grantee's Name Cody Holliman
Mailing Address 22925 Hwy 25
Columbiana, AL 35051

Property Address 1455 Chelton Rd
Columbiana AL
35051

Date of Sale 12 June 23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 161,000.00

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 tax 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

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 12 June 23

Print Hollis E. Benson

☐ Unattested

(verified by)

Sign Hollis E. Benson
(Grantor/Grantee/Owner/Agent) circle one