

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Donald L. Hoffman
184 North River Drive
Shelby, AL 35143

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$349,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Stephen Bennett, a married person and Kristie Bennett, a married person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Donald L. Hoffman** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Stephen Bennett is one and the same person as Stephen A. Bennett.

Kristie Bennett is one and the same person as Kristie E. Bennett.

The property herein conveyed does not constitute the homestead of the Grantors or the Grantors' spouses.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **184 North River Drive Shelby, AL 35143**

\$361,446.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **30th** day of **August, 2023**.



Stephen Bennett



Kristie Bennett

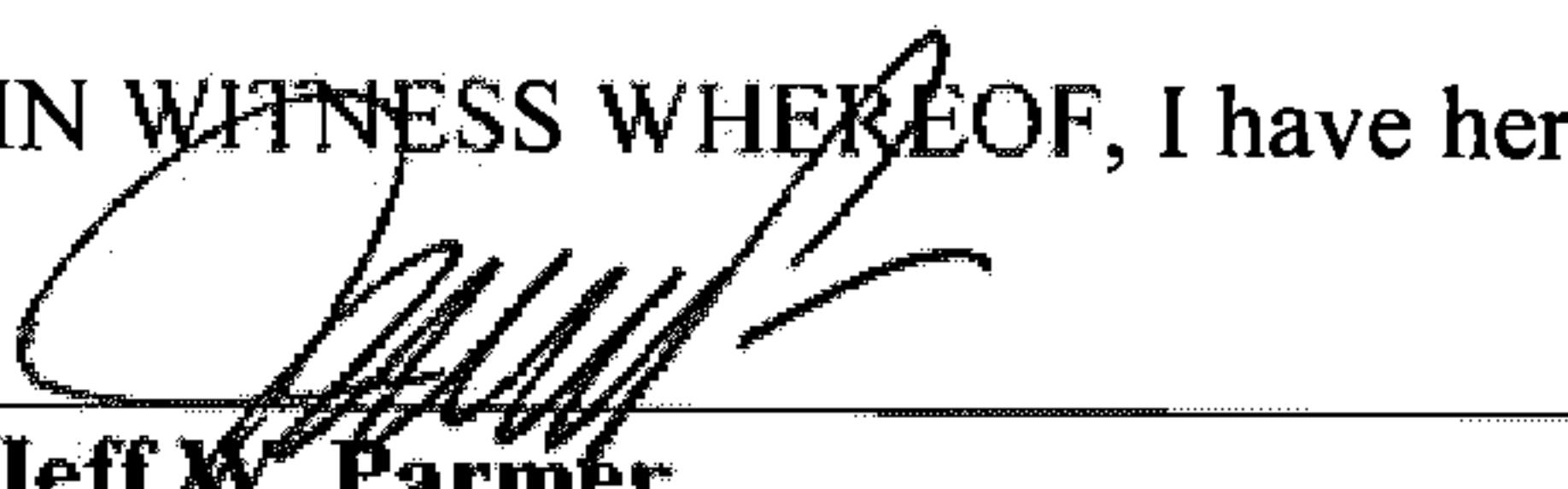
STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Stephen Bennett** and **Kristie Bennett** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **30th** day of **August, 2023**.



Jeff W. Farmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**

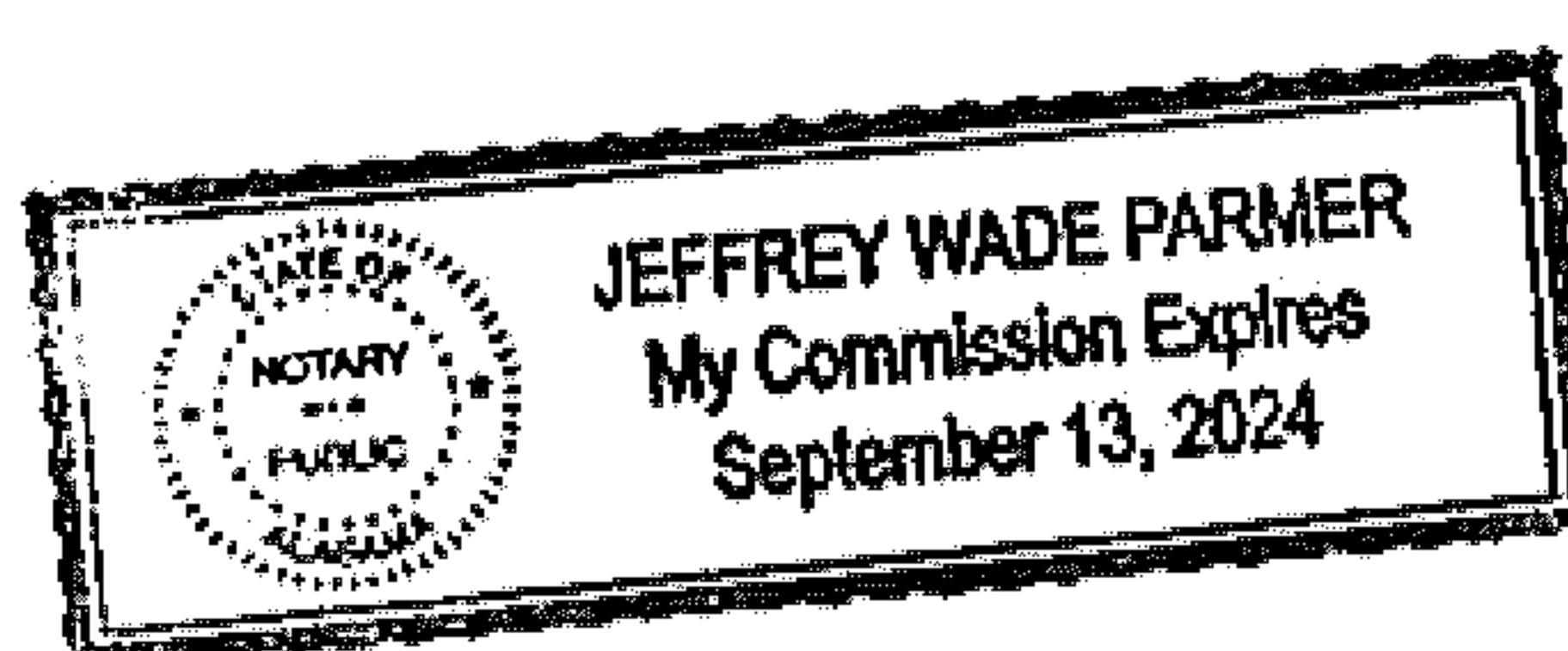


Exhibit A

Legal Description

Begin at the Southeast corner of Lot 1, Shelby Shores, First Addition, as recorded in Map Book 5 Page 29 in the Probate Office of Shelby County, Alabama; thence run Northeast along the line of said Lot 1, a distance of 218.04 feet to the Northeast corner of said Lot 1; thence turn an angle of 80 deg. 55 min. to the right and run along the contour line, elevation 397.00 feet, a distance of 101.27 feet; thence turn an angle of 99 deg. 05 min. to the right and run a distance of 308.28 feet to the East right-of-way line of North River Drive; thence run an angle of 147 deg. 33 min. to the right, to the tangent of a right-of-way curve; thence run along said right-of-way curve (whose Delta angle is 41 deg. 55 min. 30 sec. to the left, tangent distance is 66.71 feet, radius is 174.09 feet, length of arc is 127.41 feet) to the point of beginning, situated in the NW 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 East.

Also commence at the Southeast corner of Lot 1, Shelby Shores, 1st Addition as recorded in Map Book 5 Page 29 in the Probate Office of Shelby County, Alabama; thence run Northeast along the line of said Lot 1 a distance of 218.04 feet to the Northeast corner of said Lot 1; thence turn an angle of 80 deg. 55 min. to the right and run along the contour line, elevation 397.0 feet a distance of 101.27 feet to the point of beginning; thence turn an angle of 00 deg. 10 min. 08 sec. to the left and run a distance of 17.73 feet; thence turn an angle of 99 deg. 15 min. 08 sec. to the right and run a distance of 47.63 feet; thence turn an angle of 13 deg. 31 min. 32 sec. to the right and run a distance of 74.82 feet; thence turn an angle of 166 deg. 28 min. 28 sec. to the right and run a distance of 117.53 feet to the point of beginning; situated in the NW 1/4 of the NE 1/4 of Section 7, Township 22, South, Range 2 East.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Kristie E. Bennett, and Stephen A. Bennett
 Mailing Address 1255 Forest Brook Circle
Birmingham, AL 35226

Grantee's Name Donald L. Hoffman
 Mailing Address 184 North River Drive
Shelby, AL 35143

Property Address 184 North River Drive
Shelby, AL 35143

Date of Sale August 30, 2023
 Total Purchase Price \$349,900.00
 Or
 Actual Value \$
 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

Appraisal
 Other:

Closing Statement

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 8-30-2023

Print Jeff W. Parmer

Unattested

(verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/31/2023 08:08:47 AM
 \$32.00 PAYGE
 20230831000263270

Amber S. Bayl

Form RT-1