

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bobby Bentley
165 Bethlehem
Church Rd
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOUR HUNDRED FIFTY THOUSAND AND NO/00 DOLLARS (\$450,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bobby Bentley and wife Diane Bentley, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Bobby Bentley, Diane Bentley, Aaron Bentley and Robin Merrell, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description

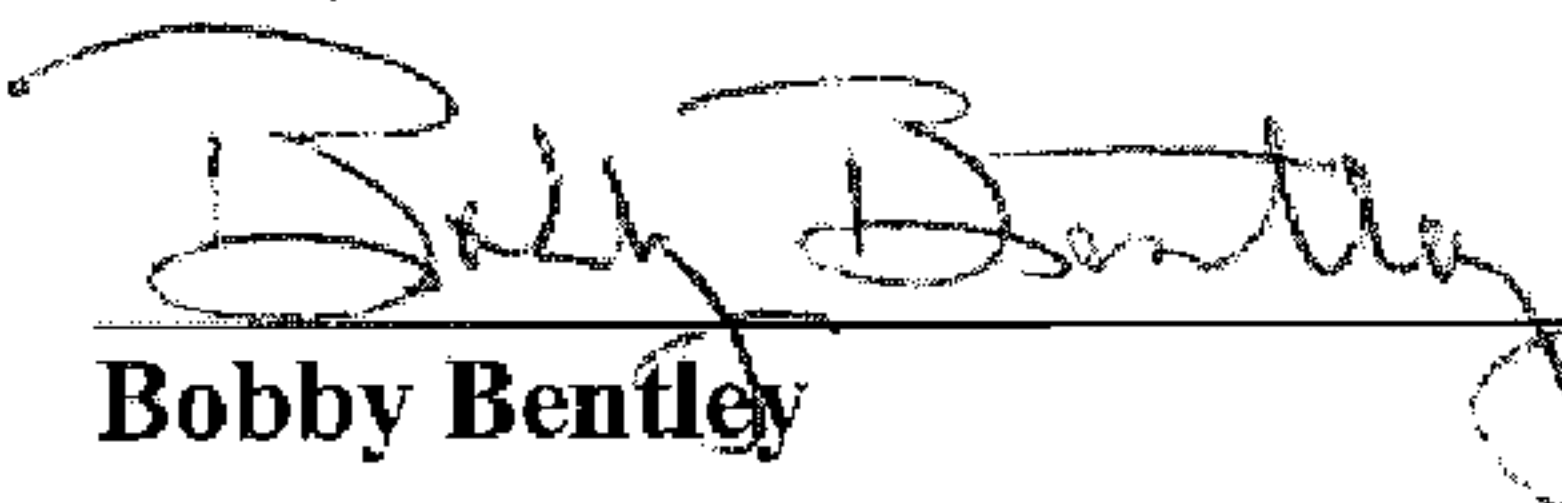
SUBJECT TO:

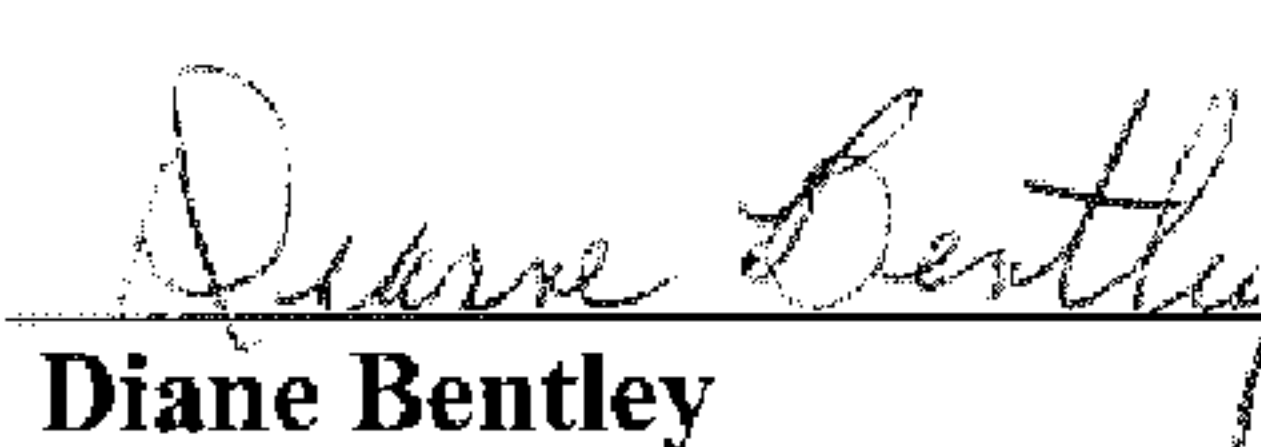
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, exccutors 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 26th day of October 2023.

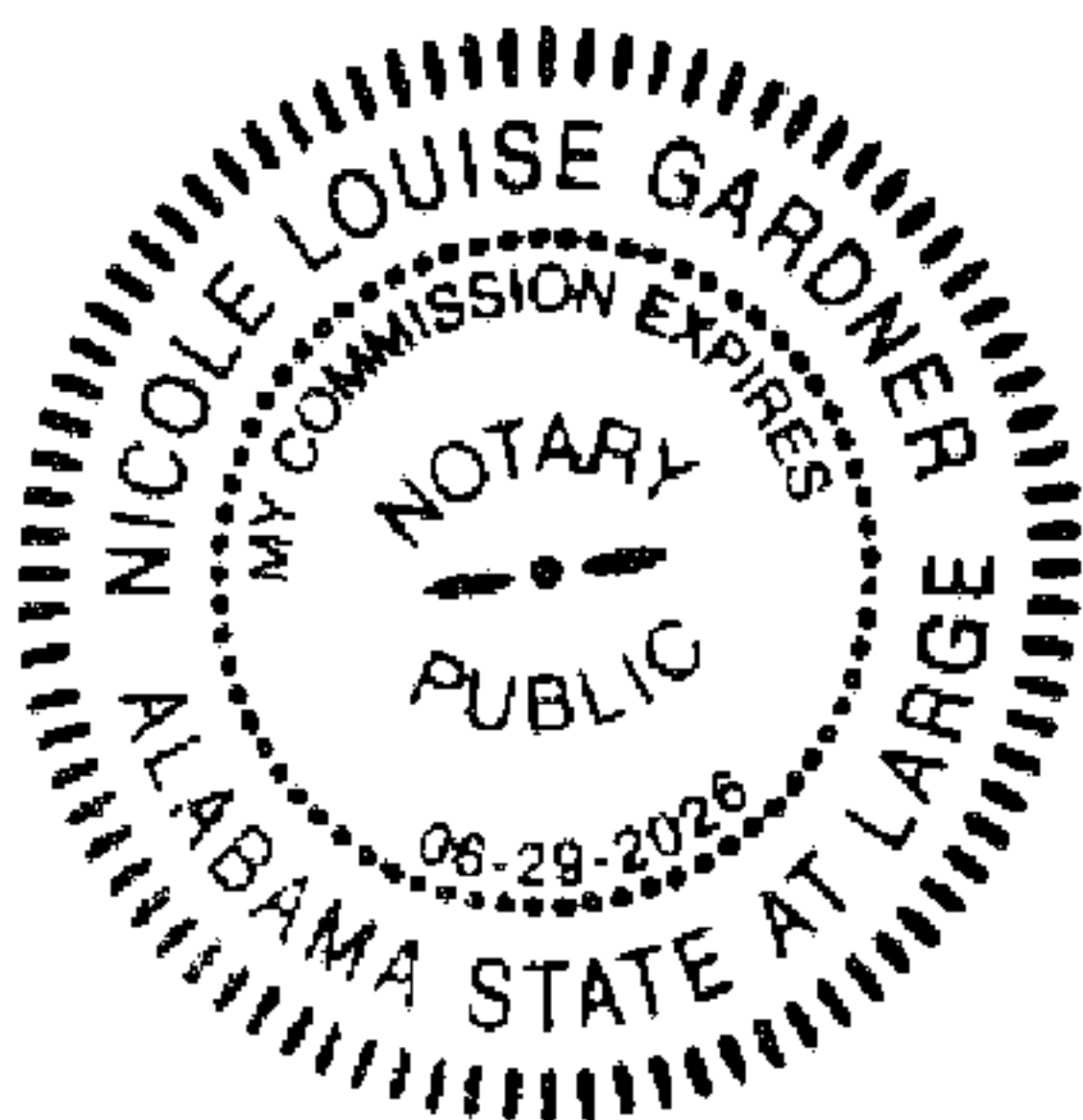

Bobby Bentley


Diane Bentley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Bobby Bentley and Diane Bentley**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2023.



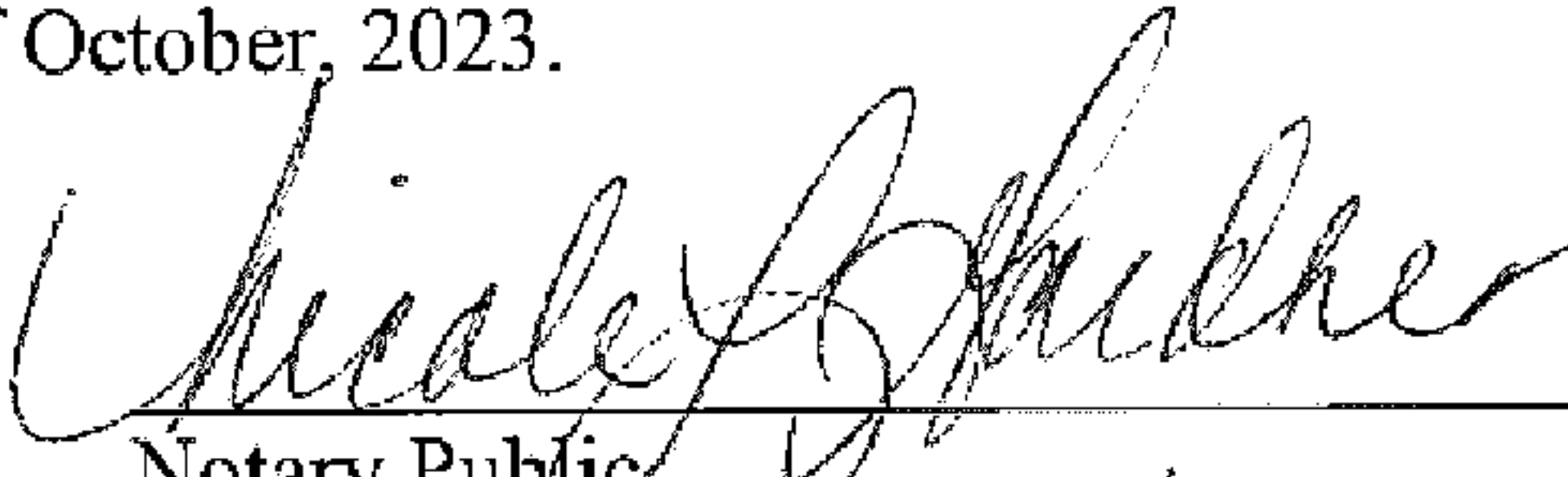

Notary Public
My Commission Expires: 6-29-26

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW Corner of the SE ¼ of the SW ¼ of Section 2, Township 24 North, Range 15 East, Shelby County Alabama; thence N89°00'42"E, a distance of 1,043.50'; thence N09°13'42"E, a distance of 54.50'; thence N88°29'42"E, a distance of 28.02'; thence N07°59'33"E, a distance of 388.70' to the Point of Beginning; thence continue along the last described course, a distance of 81.79'; thence N50°29'41"E, a distance of 79.62'; thence N89°12'25"E, a distance of 126.91'; thence S66°22'22"W, a distance of 71.23'; thence S55°33'32"W, a distance of 137.42'; thence S37°53'33"W, a distance of 34.38' to the Point of Beginning.

And

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 15 East; thence run East along the South line of said 1/4-1/4 section a distance of 1,043.50 feet; thence turn an angle of 79 degrees 47 minutes to the left and run a distance of 54.50 feet to the North right of way line of a county road, and the point of beginning; thence continue in the same direction a distance of 481 feet, more or less, to the intersection of Lay Lake (elevation 397'); thence turn an angle to the right and run along existing 397 elevation for 28 feet, more or less; thence run southwesterly along existing fence to a point on the North right of way of said county road; thence run West along said county road, 28 feet, more or less to Point of Beginning.

The above described property attempts to describe without aid of survey, a strip of land approximately 28 feet wide lying East of Inst. NO. 2002-5751, recorded in Probate Office, Shelby County, Alabama and West of existing fence.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/26/2023 02:36:01 PM
 \$480.00 JOANN
 20231026000316180

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Bobby Bentley Grantee's Name Bobby Bentley
 Mailing Address 165 Bethlehem Church Rd Mailing Address 165 Bethlehem Church Rd
Shelby AL 35143 Shelby AL 35143

Property Address Bethlehem Church Rd Date of Sale 10-26-23
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 450,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax value
☐ 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 _____

Print Mike T. Atchison

Unattested

(verified by)

Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1