

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 Sandra G. Benton, deceased, in accordance with her will probated in Case No. PR-2022-000835 in the Probate Court of Shelby County, Alabama, the undersigned Kerrie Benton Lomas, personal representative of said estate; William Michael Benton, Jr., individually, unmarried; and Mark A. Benton, Sr., unmarried, (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey to Kerrie Benton Lomas (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Benton Family Subdivision, as shown on plat recorded in Map Book 45, page 100, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

Sandra G. Benton was the surviving spouse of William M. Benton, Sr. one and the same person as William Michael Benton, grantee in the deed recorded in Deed Book 314, page 21, and Deed Book 342, page 792, in the Probate Office of Shelby County, Alabama; and William M. Benton, grantee in the deed recorded in Deed Book 342, page 30, and Deed Book 324, page 791, in the Probate Office of Shelby County, Alabama. William M. Benton, Sr. died on May 22, 2019, while married to Sandra G. Benton.

The above described property is not the homestead of GRANTORS or their spouses.

TO HAVE AND TO HOLD to the said GRANTEE and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this

29th day of November, 2023.


Kerrie Benton Lomas as personal
representative


William Michael Benton, Jr.



20231201000348200 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/01/2023 03:03:41 PM FILED/CERT

Mark A. Benton Sr.
Mark A. Benton, Sr.

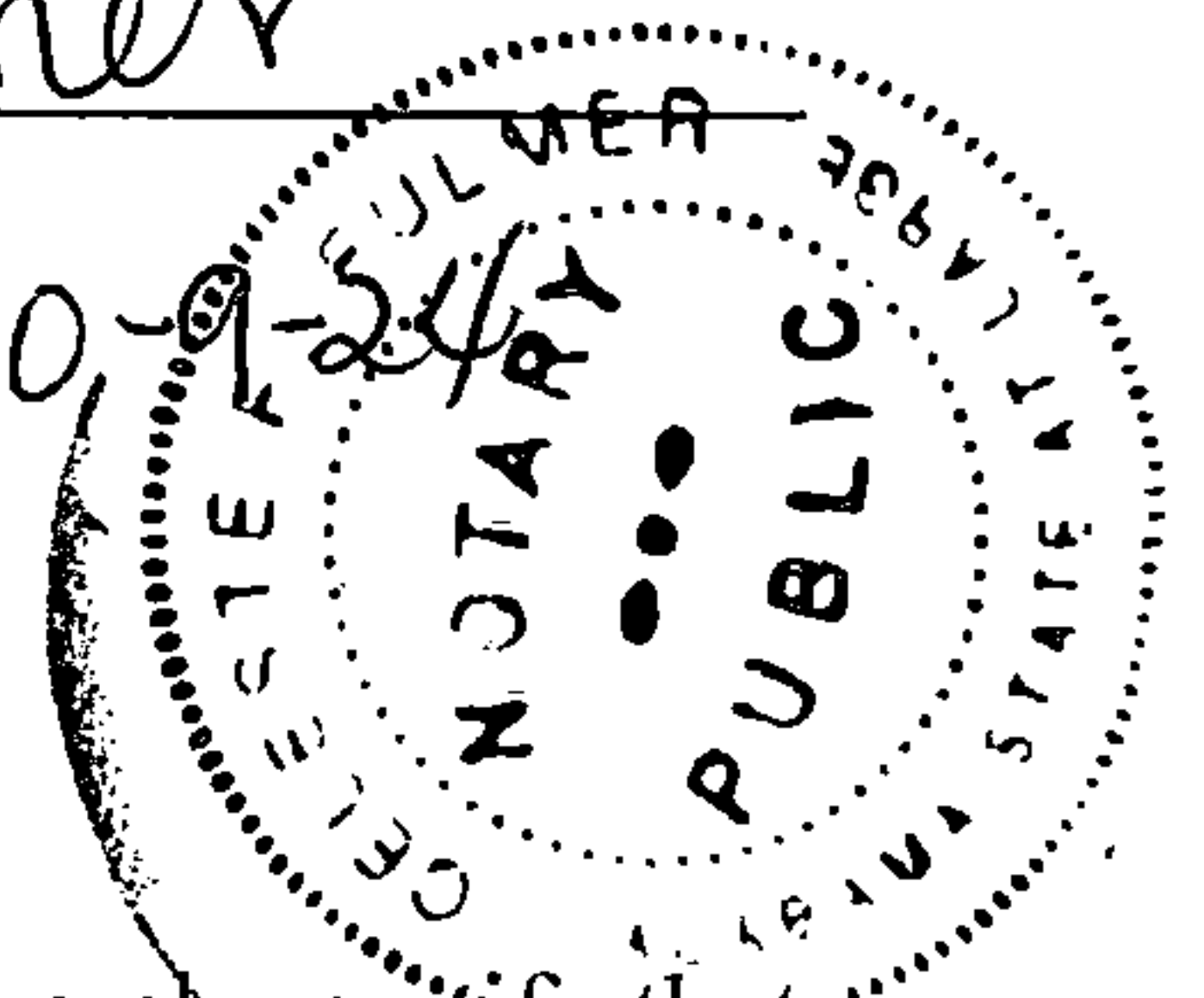
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerrie Benton Lomas, whose name as personal representative of the estate of Sandra G. Benton, 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2023.

Celest Fulmer
Notary Public

My commission expires: 10-9-24



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Michael Benton, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2023.

Celest Fulmer
Notary Public

My commission expires: 10-9-24



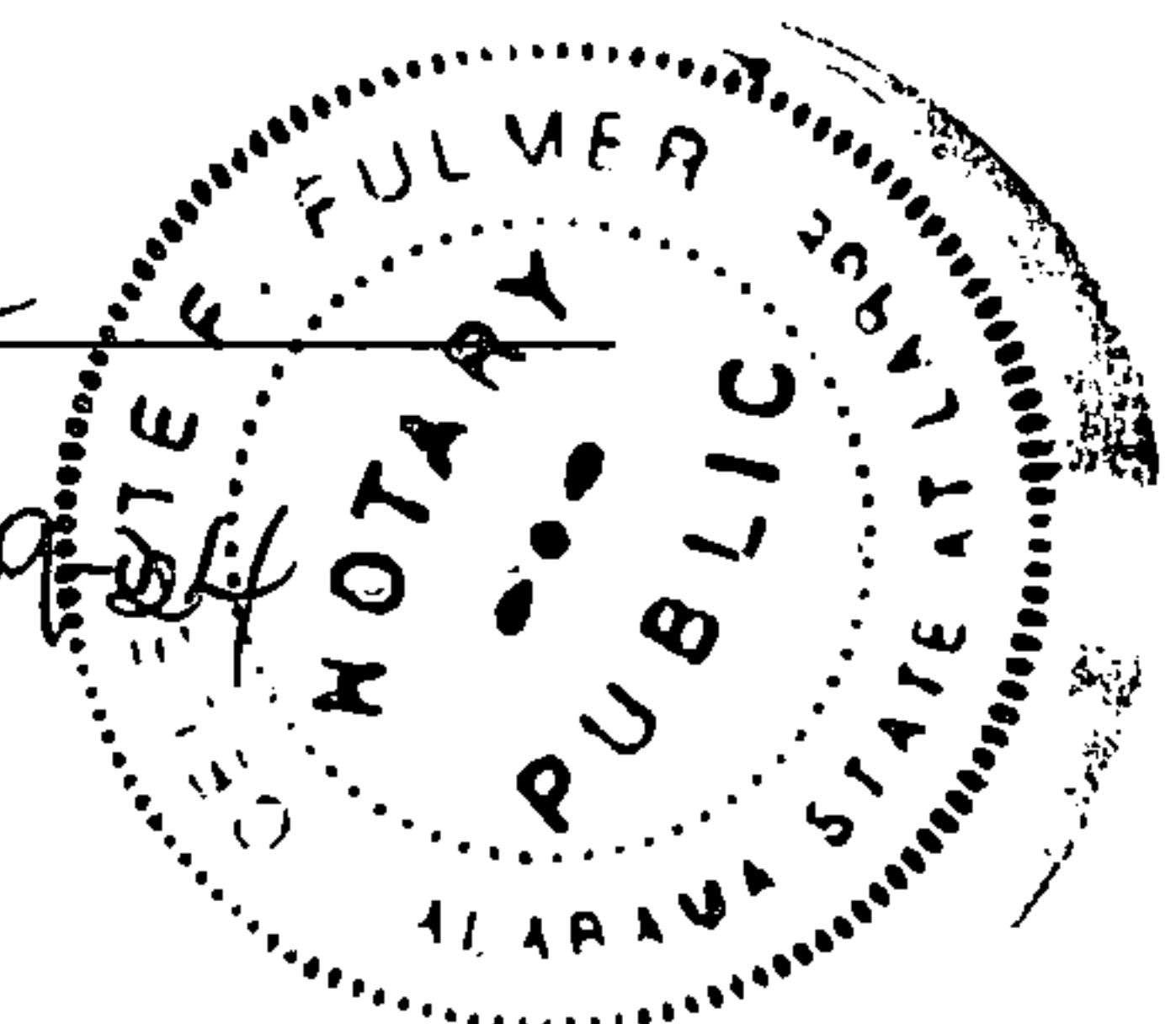
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A. Benton, Sr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2023.

Celest Fulmer
Notary Public

My commission expires: 10-9-24



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

20231201000348200 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/01/2023 03:03:41 PM FILED/CERT

Grantor's Name see deed
Mailing Address 284 August Rd
Columbiana, AL 35051

Grantee's Name Kerrie Benton Lomas
Mailing Address 388 August Rd
Columbiana, AL 35051

Property Address 284 August Rd
Columbiana, AL 35051

Date of Sale 11-29-23
Total Purchase Price \$

or
Actual Value \$ 28,880

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market 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 11-29-23

Print Kerrie Benton Lomas, personal representative

☐ Unattested
(verified by)

Sign Kerrie Benton Lomas
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1