

This Instrument was Prepared by:

Send Tax Notice To: MVL Land Company, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1228 Glen View Road  
Birmingham, AL 35222

File No.: S-24-29651

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Nineteen Thousand Five Hundred Dollars and No Cents (\$19,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sonja C. Bennett**, a Married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MVL Land Company, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantor herein or spouse, if any.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of Feb, 2024.

Sonja C. Bennett  
Sonja C. Bennett

State of Alabama

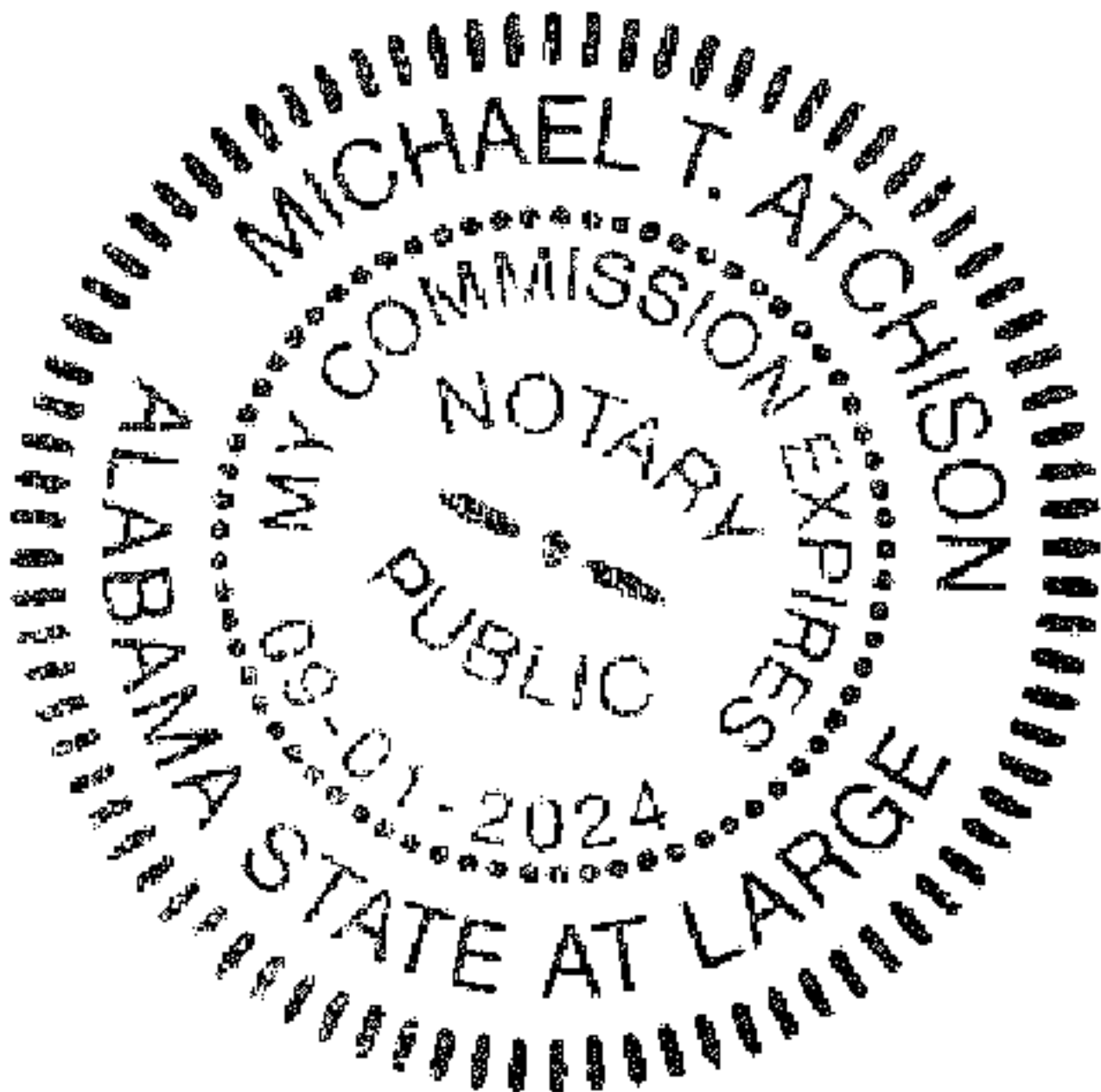
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Sonja C. Bennett, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of February, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Commence at the NE Corner of the NW 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama; thence 00°51'39", a distance of 242.87'; thence S06°08'25"E, a distance of 152.40' to the POINT OF BEGINNING; thence S01°31'23"E, a distance of 263.25'; thence S86°39'40", a distance of 127.58' to the Easterly R.O.W. line of Shelby County Highway 491, said point also being the beginning of a non-tangent curve to the right, having a radius of 175.00, a central angle of 15°17'33", and subtended by a chord which bears N08°01'17"E, and a chord distance of 46.57'; thence along the arc of said curve and said R.O.W. line, a distance of 46.71'; thence N17°54'37"E and along said R.O.W. line, a distance of 66.27' to a curve to the left, having a radius of 230.00, a central angle of 28°02'34", and subtended by a chord which bears N00°58'11"E, and a chord distance of 111.45'; thence along the arc of said curve and said R.O.W. line, a distance of 112.57'; thence N61°22'57"E and leaving said R.O.W. line, a distance of 104.35' to the POINT OF BEGINNING.

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

Grantor's Name	<u>Sonja C. Bennett</u>	Grantee's Name	<u>MVL Land Company, LLC</u>
Mailing Address	<u>151 Paradise Ln.</u> <u>Vandiver, AL 35176</u>	Mailing Address	<u>1228 Glen View Road</u> <u>Birmingham AL 35222</u>
Property Address	<u>686 Highway 491</u> <u>Vandiver, AL 35176</u>	Date of Sale	<u>February 21, 2024</u>
		Total Purchase Price	<u>\$19,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>  x  </u> Sales Contract	<u>  </u> Other
<u>  </u> 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 of 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 February 16, 2024

Print Sonja C. Bennett

   Unattested

Sign Sonja C. Bennett

(verified by) **Filed and Recorded** (Grantor/Grantee/Owner/Agent) circle one

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**02/22/2024 09:23:05 AM**

**\$47.50 BRITTANI**

**20240222000045790**

**Form RT-1**



*Allen S. Bayal*