
WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Tudor Enterprises, Inc., an Alabama Corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tyler Benton, a married man, and his wife, Elizabeth Benton** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 9, Survey of Hunter's Point, of record in Map Book 7, Page 24, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property, LESS and EXCEPT the following of Lot No. 9, said part being more particularly described, as follows: Beginning at the Northeast corner of Lot 9, that is on the East right of way line of Hunter's Point Circle, run in a Southeasterly direction along the line common to Lots 8 and 9, for a distance of 107.00 feet to an existing iron corner; thence turn an angle to the right of 19 degrees 35 minutes and run in a southeasterly direction for a distance of 12.45 feet; thence turn an angle to the right of 149 degrees 55 minutes 45 seconds and run in a Northwesterly direction for a distance of 115.75 feet; thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 3 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for distance of 10.66 feet to a point on the South right of way line of said Hunter's Point Circle; thence turn an angle to the right and run in a Northeasterly direction along the curved right of way line of said Hunter's Point Circle, for a distance of 29.16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Being the same property conveyed to Tudor Enterprises, Inc., an Alabama corporation, by General Warranty Deed from Jon W Spain, a married man, and his wife, Jaci R Spain, dated April 1, 2024, of record in Instrument No. 20240402000089780, in the Probate Office for Shelby County, Alabama. d

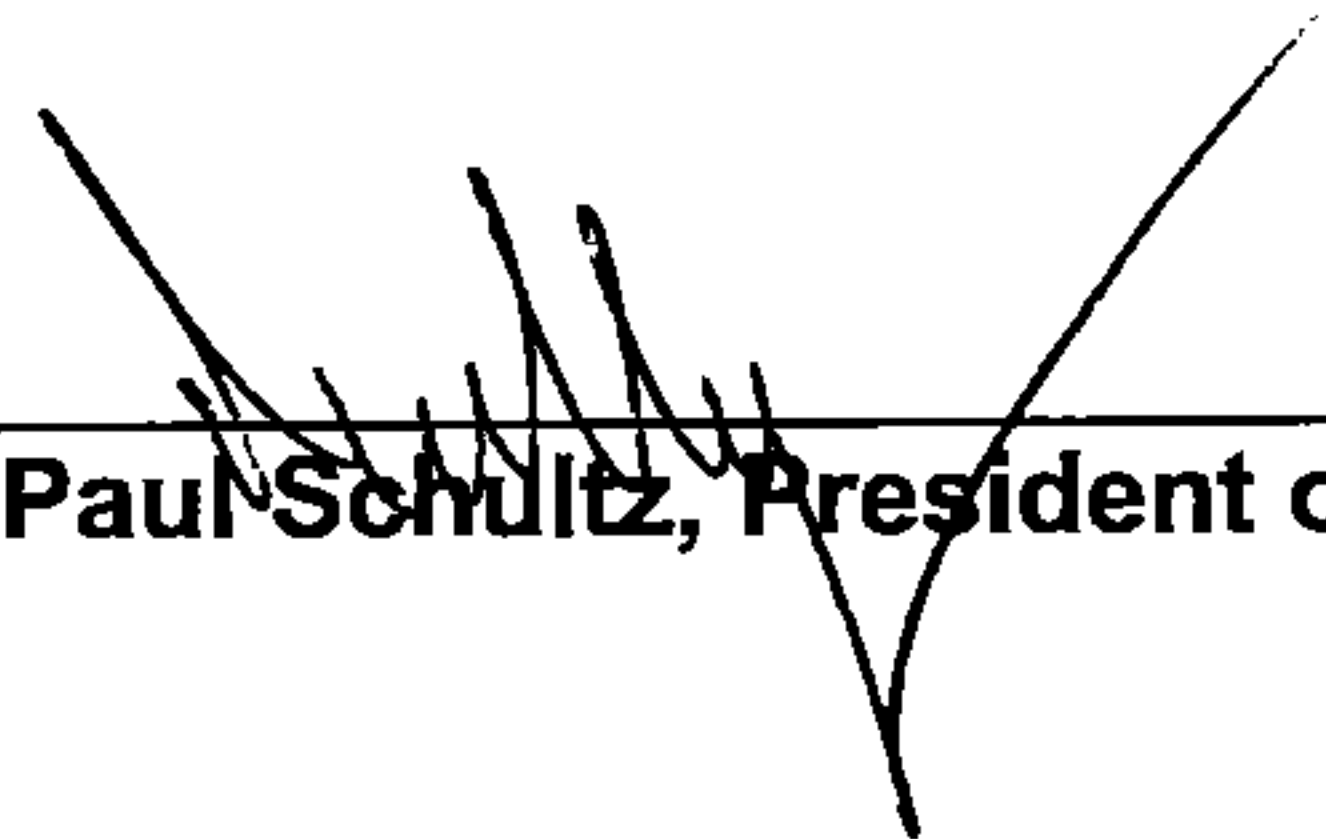
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the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

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to

sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 120 Hunters Point Circle, Hoover, AL 35244

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this
19th day of JULY, 2024.



Paul Schultz, President of Tudor Enterprises, Inc.

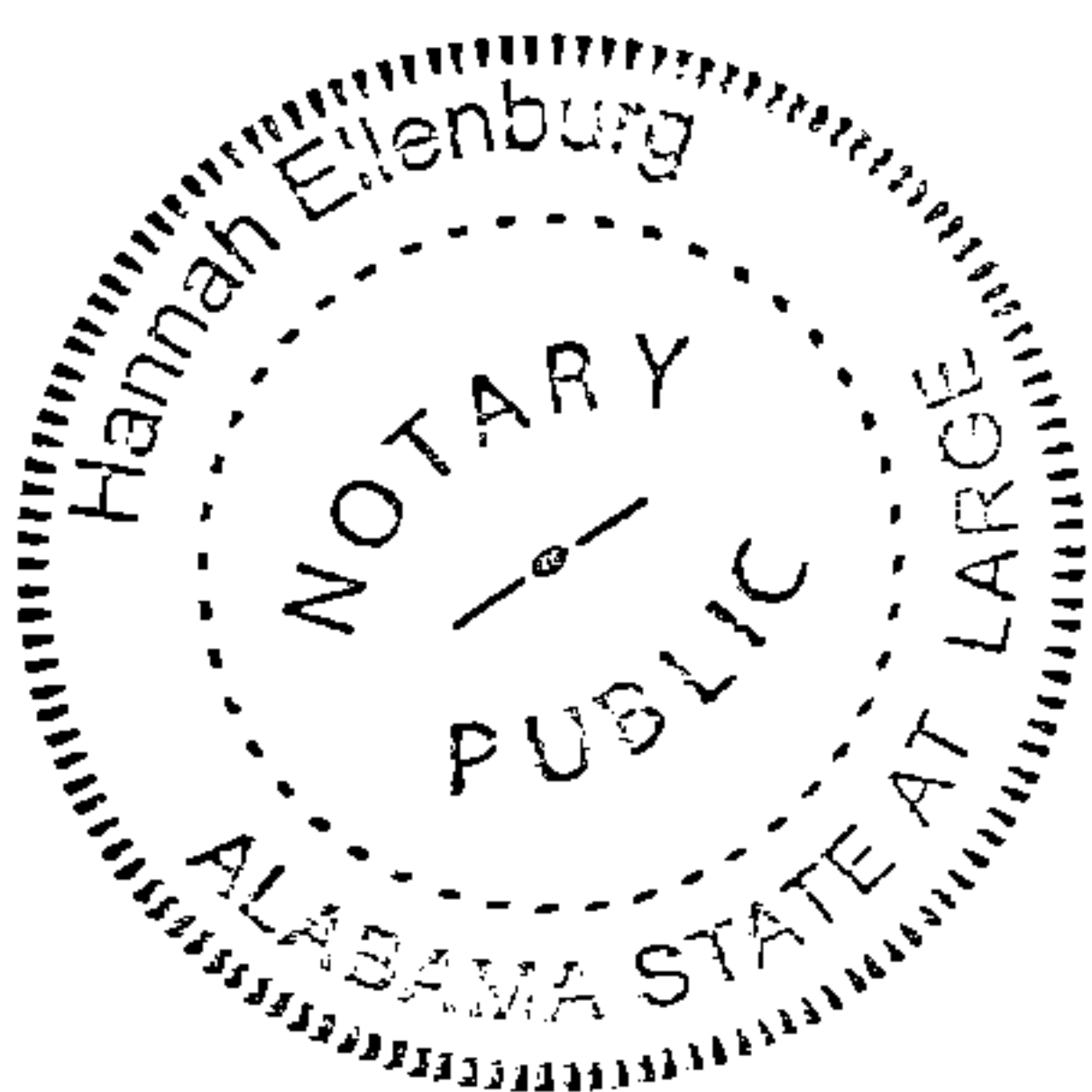
STATE OF ALABAMA)

CORPORATE ACKNOWLEDGEMENT

Jefferson COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Paul Schultz, President of Tudor Enterprises, Inc.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of JULY, 2024





NOTARY PUBLIC

My Commission Expires: 3/13/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name:	Tudor Enterprises, Inc.	Grantee's Name:	Elizabeth Benton and Tyler Benton
Mailing Address:	1513 SCOUT TRAIL HOOVER, AL 35244	Mailing Address:	120 HUNTERS POINT HOOVER, AL 35244

Property Address:	120 Hunters Point Circle	Date of Sale:	07/19/24
	Hoover, AL 35244	Total Purchase Price	405,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale 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 the 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: 7/19/24 Print: Hannah Etienburg
Unattested: _____ Sign: _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 01:09:27 PM
\$32.00 JOANN
20240723000226120

Alli S. Boyd