

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
William W. Bennett
101 Autumn View Drive
Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty-Nine Thousand And No/100 Dollars (\$439,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Richard T. Baker and Sabrina A. Baker, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William W. Bennett (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1A, according to the map of Resurvey of Bear Creek Ridge, as recorded in Map Book 25, Page 75, in the Probate Office of Shelby County, Alabama.

ALSO:

Commence at the NE corner of SE 1/4 of NE 1/4, run West along 1/4-1/4 line a distance of 324 feet to the point of beginning; thence continue along 1/4-1/4 line a distance of 122 feet to a point; thence turn and run South 10 degrees West a distance of 118 feet to a point 40 feet from center of graded road; run thence 47 degrees Northeasterly along said right of way 185 feet to the point of beginning, a point 40 feet North of center line of road on the 1/4-1/4 line, a plot of land in a triangular shape all situated in the East 1/2 of SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8th day of May, 20 25.

Richard T. Baker
Richard T. Baker

Sabrina A. Baker
Sabrina A. Baker

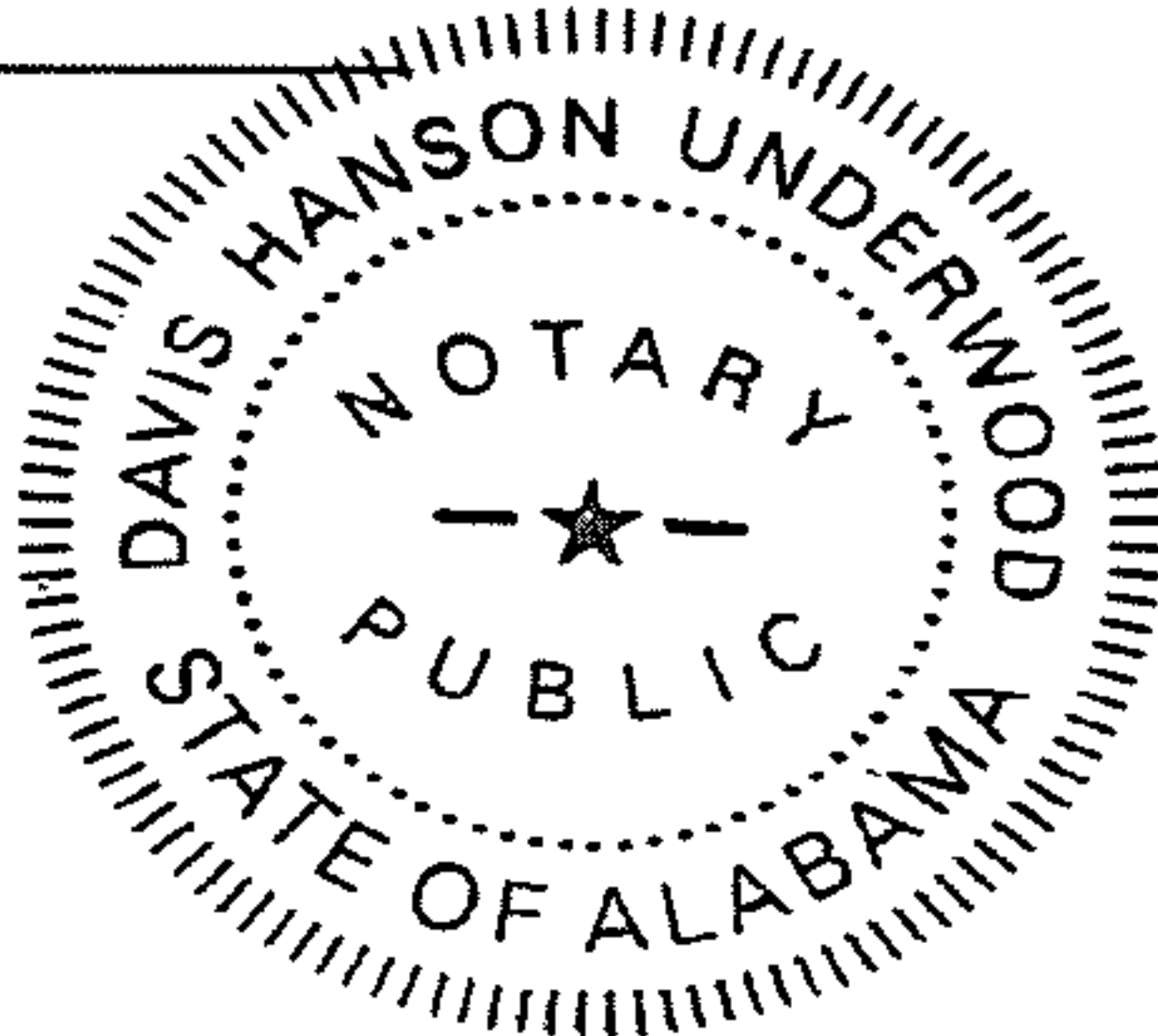
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard T. Baker and Sabrina A. Baker 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 on this 8th day of May, 20 25.

Notary Public
My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name Richard T. Baker and Sabrina A. Baker

Grantee's Name William W. Bennett

Mailing Address 1448 Alford Avenue
Hoover, AL 35226Mailing Address 101 Autumn View Drive
Sterrett, AL 35147Property Address 101 Autumn View Drive
Sterrett, AL 35147

Date of Sale May 8, 2025

Total Purchase Price \$439,000.00

or

Actual Value \$

or

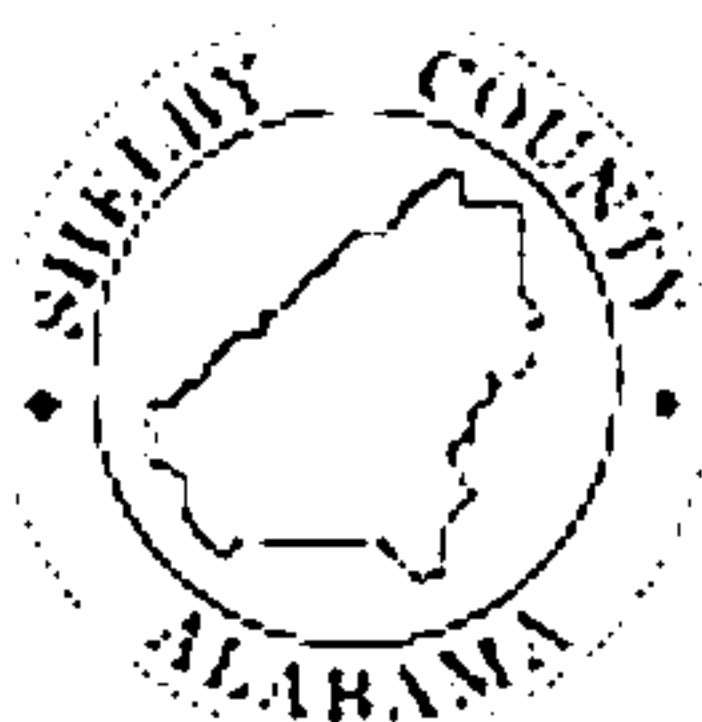
Assessor's Market Value \$

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: May 8, 2025

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/08/2025 02:29:55 PM
 \$467.00 BRITTANI
 20250508000139780