This Instrument was Prepared by:

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

File No.: S-25-30535

Send Tax Notice To: Wayne Hutchison Heather Hutchison

617 Cerrito PL Wilsons Me, Ar 35186

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of Twenty Five Thousand Dollars and No Cents (\$25,000.00), 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, Micheal Benton and wife, Wendy Benton and Nicholas Benton, a single man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Wayne Hutchison and Heather Hutchison, as joint tenants with right of survivorship (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 all 2025 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are the surviving grantees of Instrument #20150810000276800. The other grantee Willy Benton is deceased, having died December 8, 2015.

No part of the homestead of grantors or spouses if any.

Wendy Benton and Wendy Thomas are one in the same person.

\$18,750.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 5th day of June,

2025.

Michael Benton

Wendy Benton

Nicholas Benton

State	of	Ala	ba	ma
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County of Shelby

I, Michael Benton, Wendy Benton and Nicholas Benton, 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 5th day of June 2025M/C/

Notary Public, State of Alabama //

My Commission Expires:

## EXHIBIT "A" LEGAL DESCRIPTION

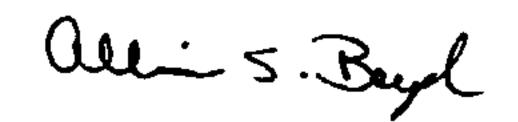
A parcel of land situated in the Southeast quarter of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at a 1/2 inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 11; thence run South 87 degrees, 31 minutes, 15 seconds East along the North line of said quarter-quarter section for a distance of 832.05 feet to a 1/2 inch rebar found; thence run South 37 degrees, 22 minutes, 16 seconds East for a distance of 594.13 feet to a 1/2 inch rebar found; thence run South 37 degrees 25 minutes 49 seconds East for a distance of 378.05 feet to an iron pin with a Simmons cap found; thence run South 66 degrees, 33 minutes, 07 seconds East for a distance of 1,301.60 feet to an iron pin with a Simmons cap on the East line of the Southeast quarter of said Section 11; thence run South 02 degrees, 35 minutes, 10 seconds West along said Ease line for a distance of 303.59 feet to an iron pin with a Simmons cap being 1, 076.86 feet North of an axle found at the Southeast corner of said Section 11, said iron pin being on the Northwest Right-of-Way line of Alabama Highway #145; thence run South 36 degrees, 47 minutes, 00 seconds West along said Northwest right-of-way line for a distance of 123.05 feet to an iron pin set at the point of beginning; thence run North 53 degrees, 31 minutes, 48 seconds West leaving said right-of-way for a distance of 141.23 feet to an iron pin set; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 600.00 feet to an iron pin set; thence run South 53 degrees, 31 minutes, 48 seconds East for a distance of 150.00 feet to an iron pin set on said Northwest right-of-way line, thence run Northeast along said rightof-way a distance of 600.00 feet, more or less, to the point of beginning.

LESS AND EXCEPT property described in Instrument #: 20190619000218480, in the Probate Office of Shelby County, Alabama; being further described as Parcel ID #: 58-20-1-11-0-000-010.007.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 12:07:21 PM
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## Real Estate Sales Validation Form

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

Grantor's Name	Michael Benton Wendy Thomas Nicholas Benton	Grantee's Nar	Wayne Hutchison Heather Hutchison  617 CAWATO	
Mailing Address	MCHOIDS BOTTON  MA Ballet Lin  W. Harriville, At 3,180	Mailing Addre	Wilson 1/2 A 3-186	
Property Address	93 Cerrito Pl. Wilsonville, AL 35186	Date of Sa Total Purchase Pri or Actual Val		
		or Assessor's Market Val	ue	
one) (Recordation Bill of Sale XX Sales Con Closing St	of documentary evidence is not requent tract atement document presented for recordation of	uired)Appraisal Other	owing documentary evidence: (check	
of this form is not re	equired.			
	Ir	structions		
Grantor's name and current mailing add	·	e of the person or persons	conveying interest to property and their	
Grantee's name an conveyed.	d mailing address - provide the nam	e of the person or persons	s to whom interest to property is being	
Property address -	the physical address of the property	being conveyed, if availab	ole.	
Date of Sale - the	late on which interest to the property	was conveyed.		
Total purchase price the instrument offer	•	hase of the property, both	real and personal, being conveyed by	
	red for record. This may be evidence	• - +	real and personal, being conveyed by ted by a licensed appraiser of the	
valuation, of the pro-		cial charged with the resp	fair market value, excluding current use onsibility of valuing property for property Alabama 1975 § 40-22-1 (h).	
	•		his document is true and accurate. I e imposition of the penalty indicated in	
Date <u>June</u> 04, 202	<u>5</u>	Print Michael Ber	nton	
Unattested		Sign North	or/Crontoo/Ownor/Acont) sirals and	
	(verified by)	(Grant	or/Grantee/Owner/Agent) circle one	