

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 Carrito Pl
Wilsonville, AL 35186

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

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

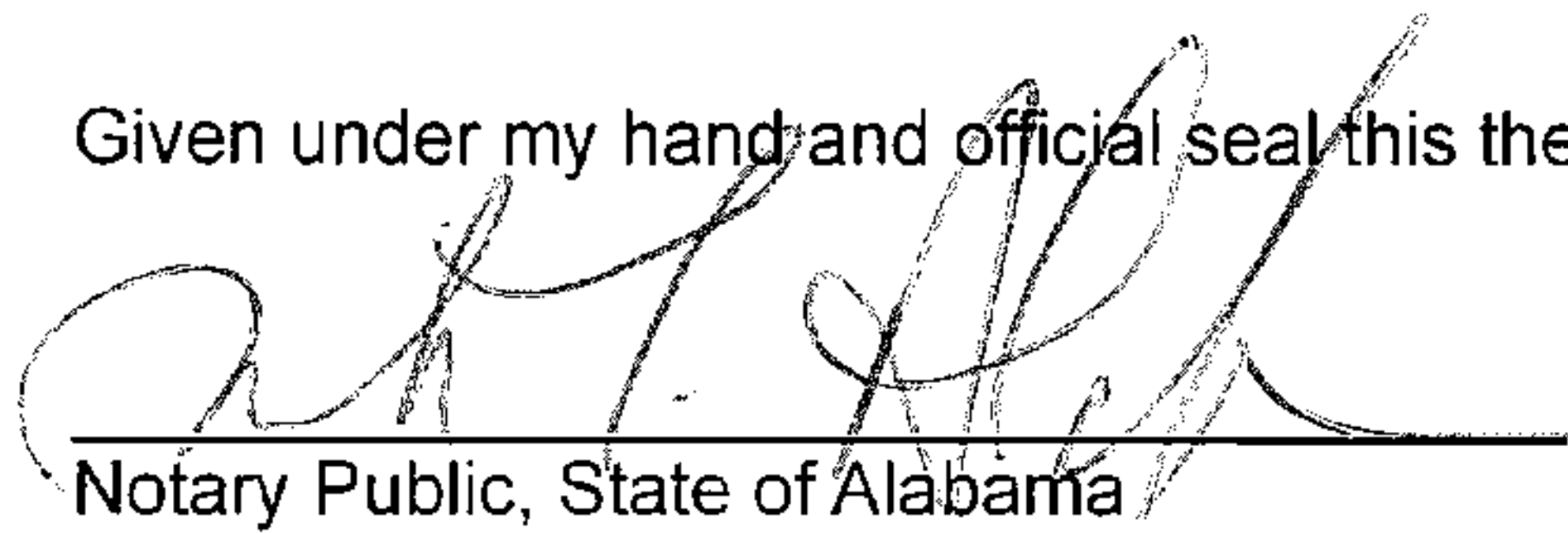

Nicholas Benton

State of Alabama

County of Shelby

I, Michael T. Hutchinson a Notary Public in and for the said County in said State, hereby certify that **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, 2025


Notary Public, State of Alabama

My Commission Expires: 8-19-28

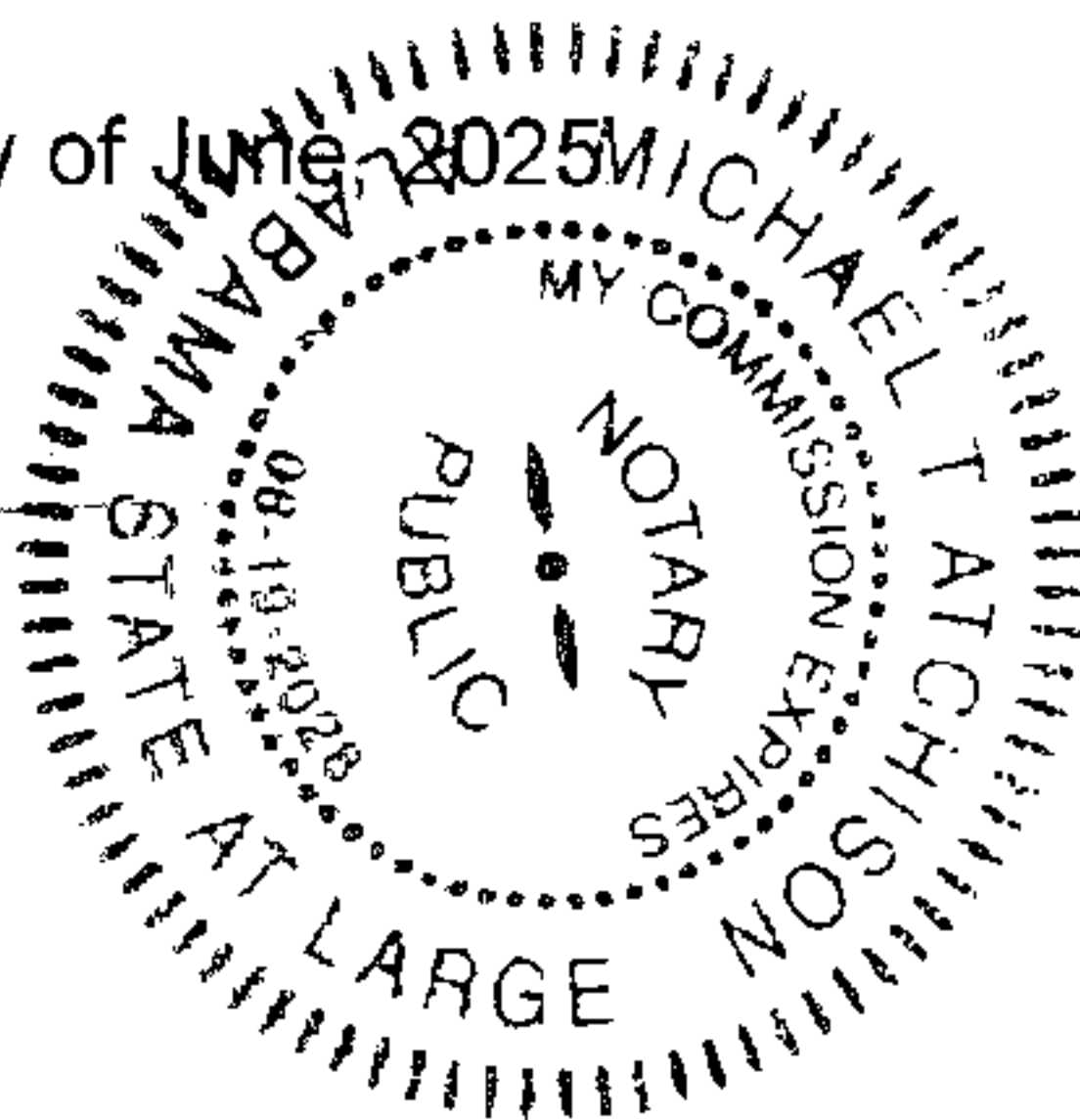


EXHIBIT "A"
LEGAL DESCRIPTION

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 right-of-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.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 12:07:21 PM
\$39.50 JOANN
20250605000172920

Allen S. Beyer

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