

Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242

Send Tax Notice To:
Anna C Garove
Trevor W Wilson

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of Five Hundred Ninety Thousand Dollars and No Cents (\$590,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged I or We Austin Bentley and Courtney Bentley, husband and wife (herein referred to as Grantors), do grant, bargain, sell and convey unto Anna C Garove and Trevor W Wilson (herein referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every even contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

LOT A-35, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR1 PHASE1, AS RECORDED IN MAP BOOK 48, PAGES 87 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current year and subsequent years not yet due and payable.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 111, PAGE 408 AND VOLUME 273, PAGE 201.
5. EASEMENT RECORDED IN INST. NO. 20160620000210340.
6. RESTRICTIONS RECORDED IN 20160620000210350

• \$531,000.00 OF THE PURCHASE PRICE WAS FINANCED WITH A PURCHASE MONEY MORTGAGE

LOT A-35, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR 1 PHASE 1, AS RECORDED IN MAP BOOK 48, PAGES 87 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

TO HAVE AND TO HOLD, unto 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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the .

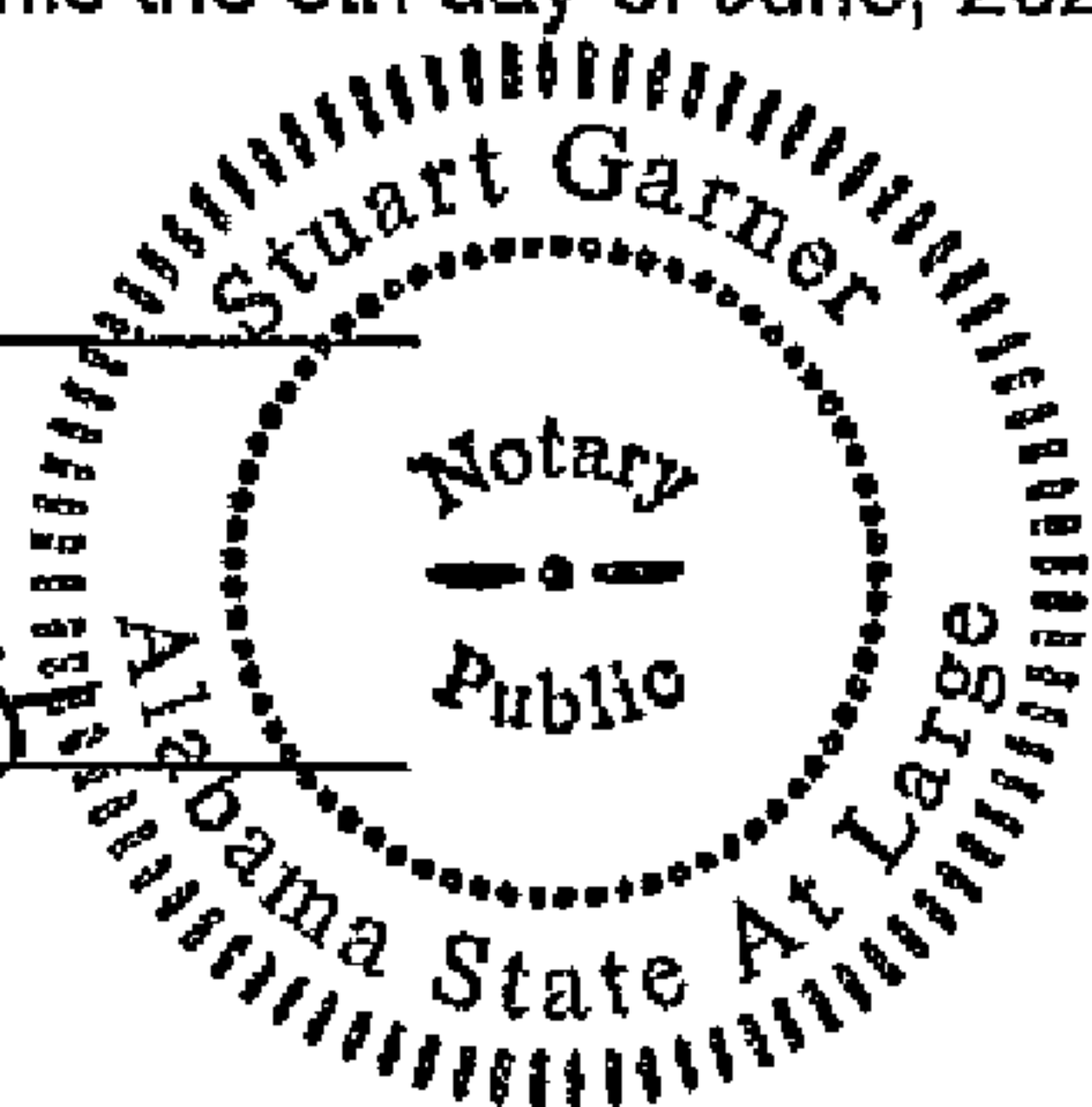
Courtney Bentley Austin Bentley
Courtney Bentley Austin Bentley

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Courtney Bentley and Austin Bentley, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of June, 2025.

Stuart J. Garner
Notary Public, State of Alabama
Stuart J. Garner
Printed Name of Notary
My Commission Expires: 8/19/28



Real Estate Sales Validation Form

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

Grantor's Name COURTNEY BENLEY & AUSTIN BENLEY Grantee's Name ANNA C. GAROUE & TREVOR W. WILSON
 Mailing Address 132 Griffin Park Trail Mailing Address 132 GRIFFIN PARK TRAIL
Birmingham, AL 35242 BIRMINGHAM, AL 35242

Property Address 132 Griffin Park Trail Date of Sale _____
Birmingham, AL 35242 Total Purchase Price \$ 590,000.00
 _____ 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 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 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 6/10/2025

Print SHIRAN FAUEN

☐ Unattested

(verified by)

Sign

Shi Fau

(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
 06/16/2025 12:30:43 PM
 \$87.00 BRITTANI
 20250616000183780

Allen S. Bayl