

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, HUEY STEPHEN BENSON AND WIFE KATHRYN BURRELL BENSON, a married couple, the undersigned Grantor, do grant, bargain, sell and convey my interest to HUEY STEPHEN BENSON AND WIFE KATHRYN BURRELL BENSON Trustees of the BENSON LIVING TRUST dated May 1, 2025, and any amendments thereto.” the Grantee in and to the following described real property, situated in SHELBY, ALABAMA, viz:

LOT 13 (LAKE WILBOURN) BLACKRIDGE R-2 ACCORDING TO THE SURVEY OF BLACKRIDGE SUBDIVISION PHASE 1B AS RECORDED IN BOOK 48 PAGE 084 IN THE PROBATE OFFICE OF SHELBY COUNTY.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

TRUST IS REVOCABLE. REMAINS HOMESTEAD.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

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

5/1/25.

Steve Benson (SEAL)
STEVE BENSON

Kathy Benson (SEAL)
KATHY BENSON

**STATE OF ALABAMA
COUNTY OF SHELBY**

HUEY STEPHEN BENSON AKA STEVE BENSON AKA STEPHEN BENSON AND WIFE KATHRYN BURRELL BENSON AKA KATHY BENSON, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

5/1/25
John E. Holliman
Notary Public

my comm exp:
8/18/27

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
2716 Blackridge Lane
Birmingham, AL 35244

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Huey Stephen Benson &
 Mailing Address Kathryn Burrell Benson
 2716 Blackridge Lane
 Birmingham, AL 35244

Grantee's Name Huey Stephen Benson & Kathryn Burrell
 Mailing Address Benson, Trustees of the Benson Living Trust
 2716 Blackridge Lane
 Birmingham, AL 35244

Property Address 2716 Blackridge Lane
 Birmingham, AL 35244
 Parcel 13-3-08-1-003-006.000

Date of Sale 5/1/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 735,370

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 Tax Assessment
☐ 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 6/16/2025

Print Shannon Brubaker

☐ Unattested

Sign Shannon Brubaker
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2025 08:03:26 AM
 S764.50 BRITTANI
 20250617000184260

Alicia S. Bayl

Form RT-1