



20250715000213450 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
07/15/2025 08:44:11 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Ida Seay White
1001 Island Street
Montevallo, AL 35115

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Sixty Thousand Dollars and 00/100 (\$ 60,000.00), the receipt of sufficiency of which are hereby acknowledged, that **William Howard Benton, Jr., a married man**, and **Nancy N. Benton, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Larry Guadalupe**, hereinafter known as the GRANTEE;

Part of the SE 1/4 of NW 1/4 of Section 2, Township 24, Range 12 East, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of NW 1/4 and run in a northerly direction along the West line of said 1/4-1/4 section 654.74 feet to the Point of Beginning; Thence continue along same course for a distance of 105.0 feet; Thence turn an angle to the right of 96 degrees 42 minutes and run 185.04 feet; Thence turn an angle to right of 83 degrees 18 minutes and run 105.0 feet; Thence turn angle to right of 96 degrees 42 degrees and run 185.04 feet to Point of Beginning. Situated in Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared with the benefit of a title search conducted by Shelby County Abstract & Title Co., Inc., under commitment # MV-25-30626, and a survey was not performed. The legal description was taken from the above noted title commitment.

Shelby County, AL 07/15/2025
State of Alabama
Deed Tax: \$60.00



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TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 14 Day of July, 2025.

William Howard Benton, Jr.
William Howard Benton, Jr.
Grantor

Nancy N. Benton
Nancy N. Benton
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *William Howard Benton, Jr., a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of July, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/1/2028

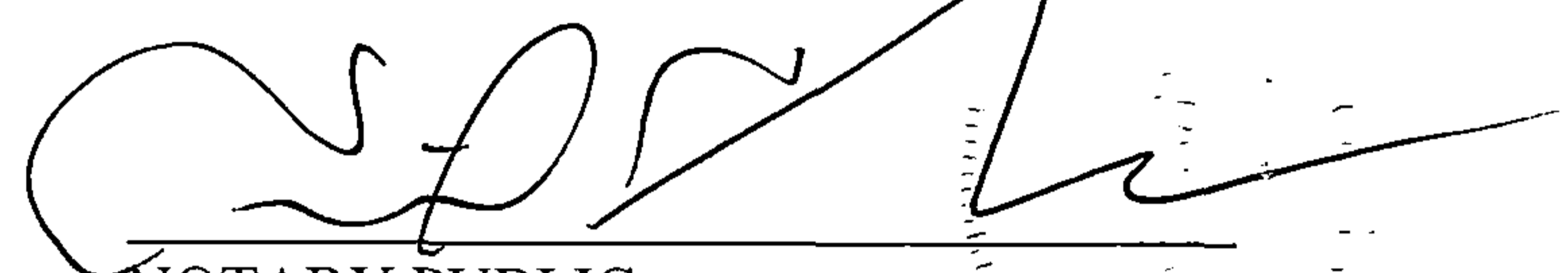


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Nancy N. Benton, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of July, 2025.



NOTARY PUBLIC
My Commission Expires: 3/11/2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

20250715000213450 4/4 \$91.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Benton
Mailing Address Nancy Benton
93 Holloway Hill Dr.
Montevallo, AL 35115

Grantee's Name Larry Guadalupe
Mailing Address 1814 Hwy 75
Calera, AL 35040

Property Address 36-1-02-0-001-009.000

Date of Sale 7/14/25

Total Purchase Price \$ 60,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/14/25

Print WILLIAM H. BENTON JR

Unattested

Sign William H. Benton Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1