

**WARRANTY DEED  
WITH SUCCESSIVE SURVIVORSHIP**

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
#3 Office Park Circle, Suite 105  
Birmingham, Alabama 35223

**SEND TAX NOTICE/GRANTEE MAILING ADDRESS:**  
**Martin Randall Bennett**  
**Deanna Bennett**  
**Lindsey Bennett Groth**  
**3409 Townes Cir**  
**Hoover, AL 35244**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND THE PURPOSE OF CREATING SUCCESSION SURVIVORSHIP TITLE, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Martin Randall Bennett and Deanna Bennett**  
**(a married couple)**

(herein referred to as Grantors) do grant, bargain, sell and convey unto

**Martin Randall Bennett, Deanna Bennett, and Lindsey Bennett Groth**

(herein referred to as Grantees), as joint tenants, with right of survivorship successively, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 813, according to the Survey of Lake Wilborn Phase 8B as recorded in Map Book 53, Page 86 in the Probate Office of Shelby County, Alabama.**

Note to Recording Clerk: The 2025 tax assessed value is \$554,000.

Title not examined by preparer. This instrument has prepared at the request of the grantors and by information provided by them to the preparer.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said **Martin Randall Bennett, Deanna Bennett, and Lindsey Bennett Groth**, as joint tenants, with right of survivorship, successively, 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the entire interest in fee simple shall pass to the last surviving grantee herein named; and if neither grantee herein named does not survive the other two such as might occur in case of death in a common disaster, then, the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6<sup>th</sup> day of February, 2026.

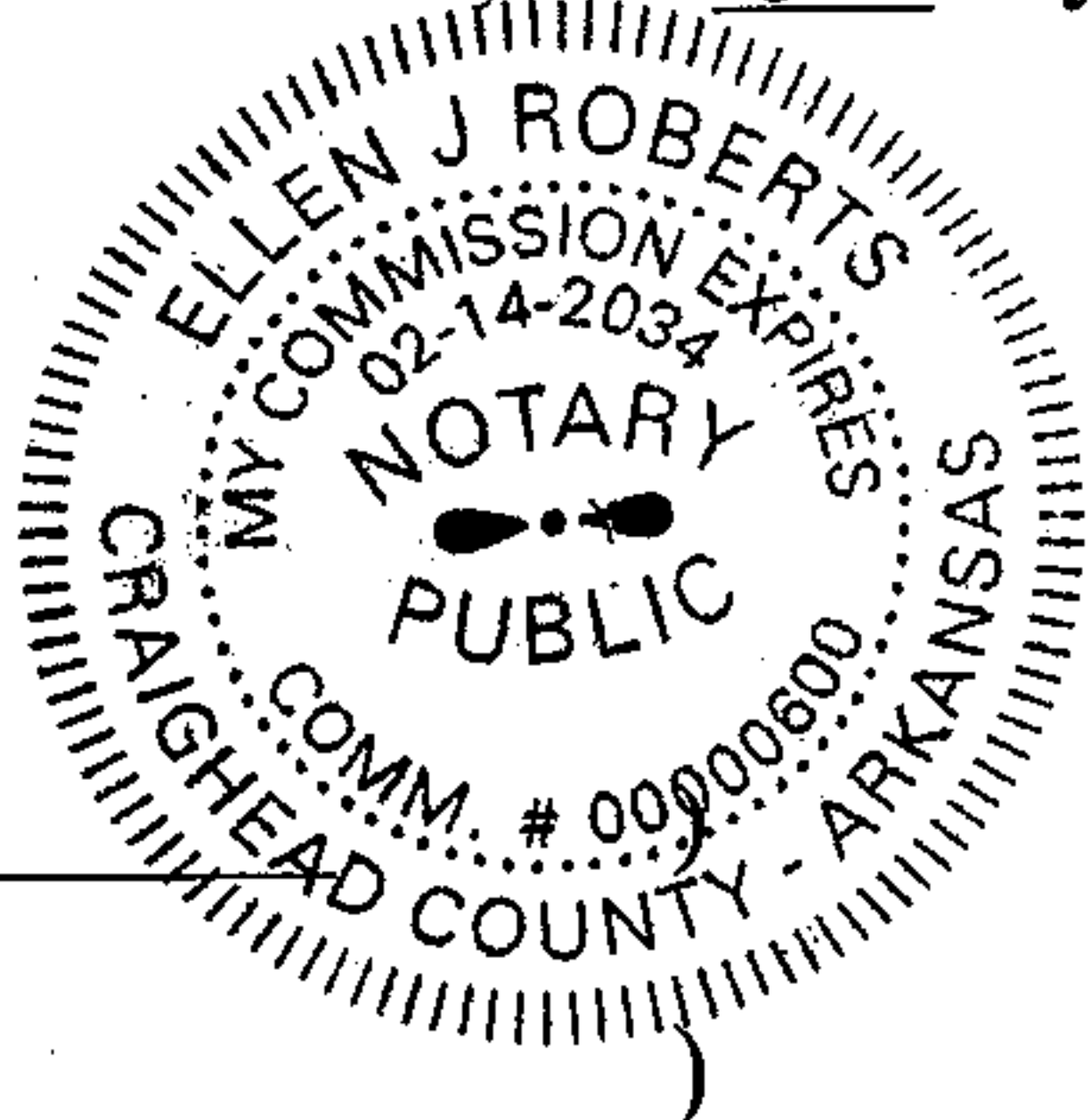
Martin R. Bennett  
Martin Randall Bennett

Deanna Bennett  
Deanna Bennett

STATE OF Arkansas )  
COUNTY OF Craighead )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Martin Randall Bennett** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of February, 2026.

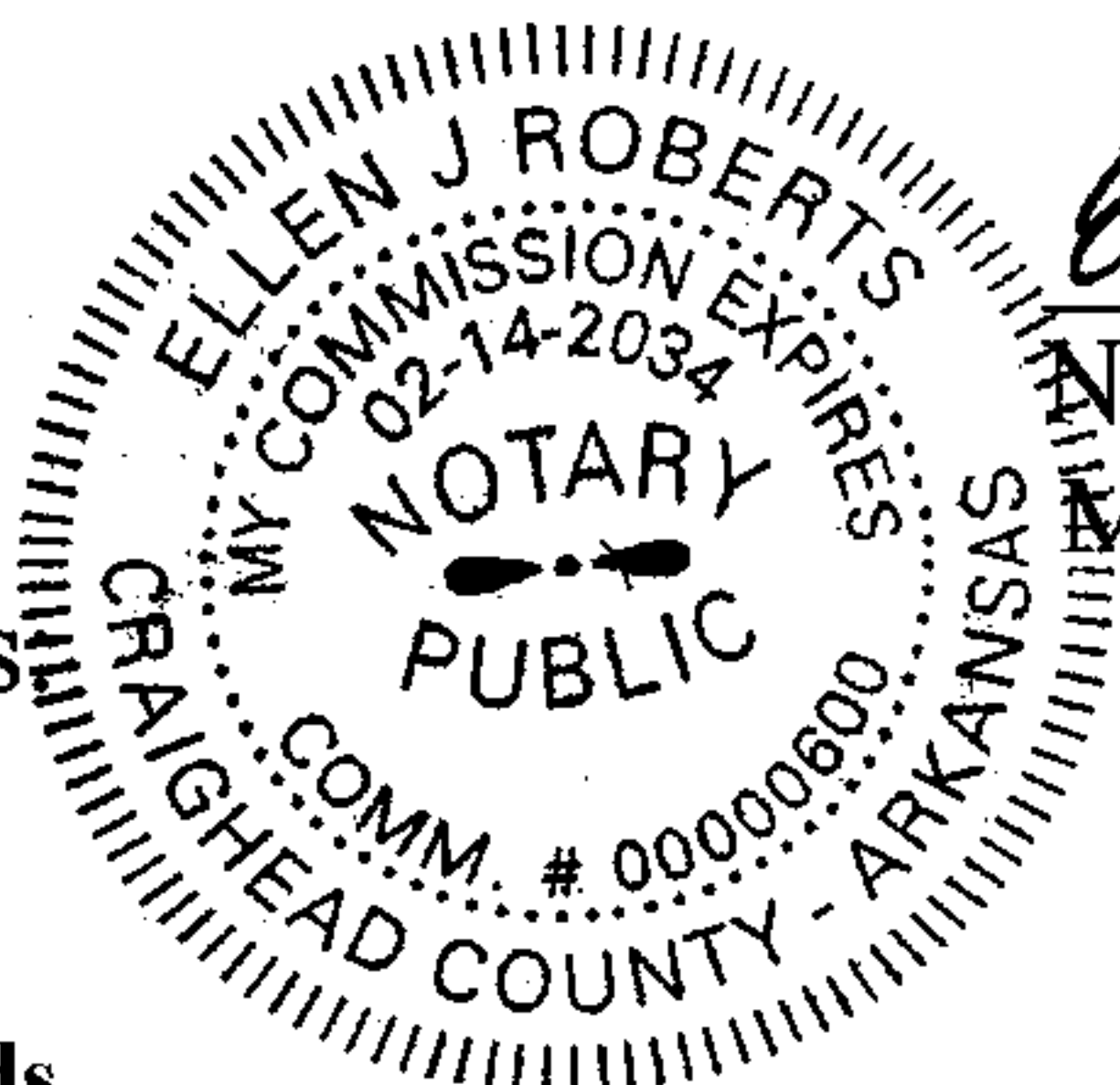


Ellen J Roberts  
Notary Public  
My Commission Expires: 02/14/2034

STATE OF Arkansas  
COUNTY OF Craighead

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Deanna Bennett** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of February, 2026.



Ellen J Roberts  
Notary Public  
My Commission Expires: 02/14/2034

Grantors' Address/Property Address  
3409 Townes Cir, Hoover, AL 35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/16/2026 08:25:17 AM  
\$580.00 BRITTANI  
20260216000042810

Allen S. Boyd