



20260408000103970 1/5 \$302.00  
Shelby Cnty Judge of Probate, AL  
04/08/2026 01:53:46 PM FILED/CERT

Send Tax Notice To:  
Brad and Jennifer Davis  
206 Cedar Way  
Montevallo, AL 35115

**Statutory Warranty Deed- Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF TWO HUNDRED SIXTY-EIGHT THOUSAND and 00/100 DOLLARS (\$268,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KENNETH W. BENOSKIE**, a married man (herein referred to as Grantor,) do grant, bargain, sell and convey unto **BRAD DAVIS and JENNIFER DAVIS, as joint tenants with right of survivorship** (herein referred to collectively as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

**90 HAMMOCK LANE, ALSO IDENTIFIED AS SHELBY COUNTY PARCEL #33-7-25-0-001-001.001, MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO, and included herein as if set out in full**

Subject to:

1. General and special taxes or assessments for 2026 and subsequent years not yet due and payable and;
2. All other existing easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

*THE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.*

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 27 day of December 2025.

**KENNETH W. BENOSKIE**

Shelby County, AL 04/08/2026  
State of Alabama  
Deed Tax:\$268.00

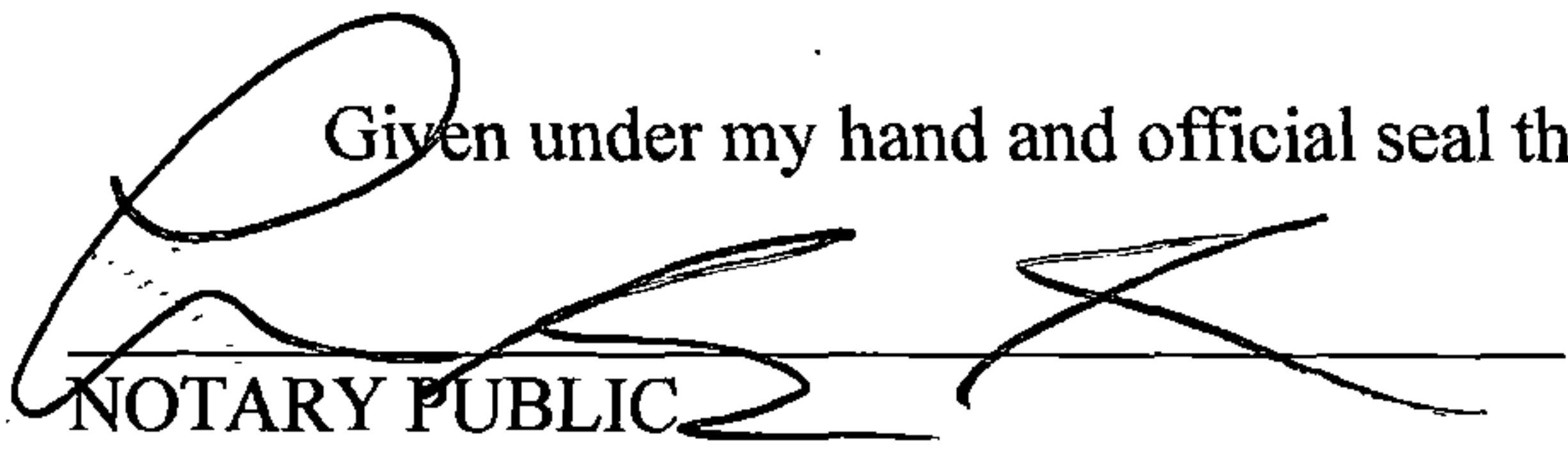


20260408000103970 2/5 \$302.00  
Shelby Cnty Judge of Probate, AL  
04/08/2026 01:53:46 PM FILED/CERT

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KENNETH BENOSKIE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of December, 2025.



NOTARY PUBLIC

My commission expires:

Prepared By:  
Brad Davis  
206 Cedar Way  
Montevallo, AL 35115

# Exhibit A



20260408000103970 3/5 \$302.00  
Shelby Cnty Judge of Probate, AL  
04/08/2026 01:53:46 PM FILED/CERT

## Legal Description

A Parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, said Parcel being more particularly described as follows:

BEGINNING at the Northwest corner of Johnson Estate Subdivision, as recorded in Map book 33, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence North  $06^{\circ} 10' 59''$  West for a distance of 186.81 feet to a 3" disk; thence North  $83^{\circ} 07' 45''$  East for a distance of 354.11 feet to a 1/2" rebar; thence South  $02^{\circ} 26' 21''$  East for a distance of 51.98 feet to a 1/2" rebar; thence South  $33^{\circ} 26' 20''$  East for a distance of 32.10 feet to a bridge nail found; thence North  $88^{\circ} 07' 09''$  East for a distance of 99.06 feet to a 1/2" rebar; thence continue North  $88^{\circ} 07' 09''$  East for a distance of 5.93 feet to the shore of Lay Lake; thence along said shore the following five(5) calls: South  $02^{\circ} 47' 38''$  East for a distance of 33.83 feet, South  $10^{\circ} 58' 09''$  West for a distance of 31.70 feet, South  $33^{\circ} 06' 09''$  West for a distance of 42.48, South  $83^{\circ} 36' 43''$  West for a distance of 11.76 feet, thence South  $29^{\circ} 48' 50''$  West for a distance of 12.96 feet; thence leaving said shore North  $77^{\circ} 40' 11''$  West for a distance of 4.41 feet to a 1/2" rebar; thence continue North  $77^{\circ} 40' 11''$  West for a distance of 17.74 feet to a 1/2" rebar; thence South  $51^{\circ} 00' 21''$  West for a distance of 57.79 feet to a 1/2" rebar; thence South  $36^{\circ} 23' 11''$  East for a distance of 93.35 feet; thence South  $50^{\circ} 54' 38''$  West for a distance of 5.00 feet; thence South  $39^{\circ} 46' 34''$  East for a distance of 89.76 feet to a "T" pipe found; thence South  $50^{\circ} 33' 33''$  West for a distance of 10.03 feet to a "T" pipe found; thence North  $39^{\circ} 45' 31''$  West for a distance of 89.82 feet to a "T" pipe found; thence North  $36^{\circ} 23' 11''$  West for a distance of 178.67 feet to a 1/2" rebar; thence North  $56^{\circ} 46' 03''$  West for a distance of 50.30 feet to a cotton spindle; thence South  $83^{\circ} 35' 58''$  West for a distance of 37.39 feet to a 5/8" rebar; thence South  $70^{\circ} 25' 07''$  West for a distance of 26.83 feet to a 5/8" rebar; thence South  $19^{\circ} 07' 37''$  East for a distance of 104.66 feet to a 1/2" rebar; thence South  $35^{\circ} 41' 37''$  West for a distance of 4.06 feet to the shore of Lay Lake; thence along said shore the following eight(8) calls: North  $42^{\circ} 36' 15''$  West for a distance of 14.04 feet, thence South  $80^{\circ} 58' 29''$  West for a distance of 8.99 feet, thence South  $38^{\circ} 59' 51''$  East for a distance of 18.85 feet, thence South  $15^{\circ} 56' 27''$  West for a distance of 9.87 feet, thence South  $56^{\circ} 18' 47''$  West for a distance of 4.63 feet, thence South  $03^{\circ} 08' 51''$  West for a distance of 21.46 feet, thence South  $20^{\circ} 55' 26''$  East for a distance of 9.04 feet, thence South  $18^{\circ} 17' 48''$  West for a distance of 4.35 feet; thence leaving said shore North  $69^{\circ} 50' 56''$  West for a distance of 2.12 feet to a 5/8" rebar; thence North  $69^{\circ} 50' 56''$  West for a distance of 207.49 feet to the POINT OF BEGINNING of the parcel herein described. Said Parcel containing 1.95 Acres, 85,028 Square Feet, more or less.

## 15' Wide Easement

A 15' Wide Easement situated in the Southwest Quarter of the Southwest Quarter of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, said 15' Wide Easement being more particularly described as follows:

BEGINNING at the Northwest corner of Johnson Estate Subdivision, as recorded in Map book 33, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence North  $06^{\circ} 10' 59''$  West for a distance of 186.81 feet to a 3" disk; thence North  $83^{\circ} 07' 45''$  East for a distance of 173.12 feet; thence South  $39^{\circ} 50' 04''$  East for a distance of 368.42 feet to a "T" pipe; thence North  $50^{\circ} 54' 38''$  East for a distance of 7.51 feet to the POINT OF BEGINNING of the 15' Wide Easement herein described; thence along the centerline of said 15' Wide Easement North  $36^{\circ} 23' 11''$  West for a distance of 179.66 feet; thence North  $56^{\circ} 46' 03''$  West for a distance of 54.35 feet; thence South  $85^{\circ} 06' 59''$  West for a distance of 33.86 feet to a curve to the left having a radius of 90.00 feet, with a chord bearing of South  $60^{\circ} 05' 03''$  West and a chord length of 76.16 feet; thence along said arc, an arc length of 78.64 feet; thence South  $35^{\circ} 03' 07''$  West for a distance of 18.47 feet to a curve to the left having a radius of 215.00 feet, with a chord bearing of South  $23^{\circ} 28' 45''$  West and a chord length of 86.26 feet; thence along said arc, an arc length of 86.85 feet; thence South  $11^{\circ} 54' 22''$  West for a distance of 60.12 feet to a curve to the right having a radius of 335.00 feet, with a chord bearing of South  $14^{\circ} 22' 25''$  West and a chord length of 28.85 feet; thence along said arc, an arc length of 28.85 feet; thence South  $16^{\circ} 50' 28''$  West for a distance of 142.02 feet to the POINT OF BEGINNING of the 15' Wide Easement herein described herein described.



Real Estate Sales Validation Form

20260408000103970 5/5 \$302.00  
Shelby Cnty Judge of Probate, AL  
04/08/2026 01:53:46 PM FILED/CERT

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

Grantor's Name Kenneth Benoskie  
Mailing Address 2468 Burgundy Dr  
B'ham, AL 35244

Grantee's Name Brad Davis  
Mailing Address 206 Cedar Way  
Montevallo, AL  
35115

Property Address 90 Hammock Lane  
Shelby, AL 35143

Date of Sale 12-27-25  
Total Purchase Price \$ 268,000  
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 12-27-25

Print Laurie Boston Sharp

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one