

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice to:
3096 Black Road
Blountsville, AL 35031

WARRANTY DEED

Joint Tenants With Rights of Survivorship

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS, the receipt and sufficiency of which are hereby acknowledged, I/we,

KEVIN SHANE MASSEY, A Married MAN,
Address: 238 Saratoga Lane, Calera, Alabama, 35040,

(herein referred to as GRANTORS, whether one or more), do hereby GRANT, BARGAIN, SELL AND CONVEY unto;

CHARLES O. GILLIS AND DEBORAH S. GILLIS,
Address: 3096 Black Road, Blountsville, AL 35031,

(herein referred to as GRANTEES, whether one or more), in fee simple, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Parcel #2

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 12 East Shelby County, Alabama, being more particularly described as follows:


Commence at the Northeast corner of the Bice lot on the Northwest right of way of Alabama Highway No. 25 in the Southwest Quarter of the Northwest Quarter of Section 9, Township 24 North, Range 12 East, Wilton, Shelby County, Alabama and run thence North 42 degrees 20 minutes 52 seconds West a distance of 125.64 feet to a rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 139.96 feet to a found corner; thence run North 40 degrees 15 minutes 25 seconds East a distance of 211.65 feet to a set rebar corner; thence run South 42 degrees 20 minutes 52 seconds East a distance of 180.34 feet to a set rebar corner; thence run South 42 degrees 06 minutes 50 seconds West a distance of 120.00 feet to a set rebar corner; thence run North 42 degrees 20 minutes 52 seconds West a distance of 33.50 feet to a set rebar corner; thence run South 42 degrees 06 minutes 36 seconds West a distance of 90.88 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of S.M. Allen, dated December 14, 2005.

Source of title: 20121128000453460

Address: 2823 Highway 25, Wilton, Alabama, 35187

Property herein is not a part of the homestead of the grantor or that of his spouses, if any.

Shelby County, AL 06/13/2014
State of Alabama
Deed Tax: \$2.50


20140613000179210 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
06/13/2014 10:00:55 AM FILED/CERT

Conveyed subject to the following exceptions:

1. Advalorem property taxes due October 1 of each year and delinquent January 1 of each year.
2. Any and all easements, restrictions, rights of ways or municipal matters, recorded or unrecorded, which may affect subject property.

This description provided to draftsman and written by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantees in fee simple as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion.

The Grantors do, for themselves and their heirs and assigns, covenant with said Grantees, their heirs and assigns that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the said premises; that the Grantors and their heirs and assigns shall warrant and defend the said premises to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this 11 day of APRIL, 2014.

Kevin Shane Massey
KEVIN SHANE MASSEY


STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public for the State at Large, hereby certify that **KEVIN SHANE MASSEY**, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 11 day of April, 2014.

Rebekah A. Hills
NOTARY PUBLIC
Commission Expires: 1/20/15


20140613000179210 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
06/13/2014 10:00:55 AM FILED/CERT

THIS INSTRUMENT PREPARED BY SHELBY G. HANKEY, ATTORNEY AT LAW, 101 Main Ave NW, Cullman, AL 35055, for TBX Title Inc, A Subsidiary of TRADITIONS BANK, 109 2nd Ave NW, Cullman, AL 35055; 256 735 2135