

Shelby County, AL 09/09/2020
State of Alabama
Deed Tax: \$400.00

This instrument prepared by
Adam Balthrop, Esq.
Mountainprize, Inc.
200 Galleria Parkway, S.E., Suite 900
Atlanta, Georgia 30339

STATE OF ALABAMA
SHELBY COUNTY



20200909000402010 1/5 \$434.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:36 PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Lee Massey and Nickalas J. Massey**, each an unmarried man, and individual resident of the State of Alabama (herein collectively "GRANTOR"), does hereby grant, bargain, sell and convey unto **MOUNTAINPRIZE, INC.**, a Georgia corporation (herein "GRANTEE"), its successors and/or assigns, the real property situated in Shelby County, Alabama and described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said GRANTEE, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the GRANTEE, its successors and/or assigns as aforesaid.

GRANTOR herein affirms that the above described property is not homestead.

AND THE UNDERSIGNED, GRANTOR, for himself, his heirs, successors, executors and administrators does hereby and in consideration of the premises, warrants and will forever defend to Grantee and its successors and assigns the title to the above described property against the lawful claims of all persons whomsoever, subject only to those exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Joe Lee Massey and Nickalas J. Massey	Mountainprize, Inc.
60 Memory Lane Alabaster, Alabama 35007	200 Galleria Parkway, SE, Suite 900 Atlanta, GA 30339
Property Address:	60 Memory Lane Alabaster, Alabama 35007
Date of Sale:	8/31/2020
Purchase Price:	\$400,000.00
The Purchase Price can be verified in:	☒ Closing Statement

(Signatures appear on the next page)

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

Joe Lee Massey
Joe Lee Massey

STATE OF ALABAMA

COUNTY OF SHELBY

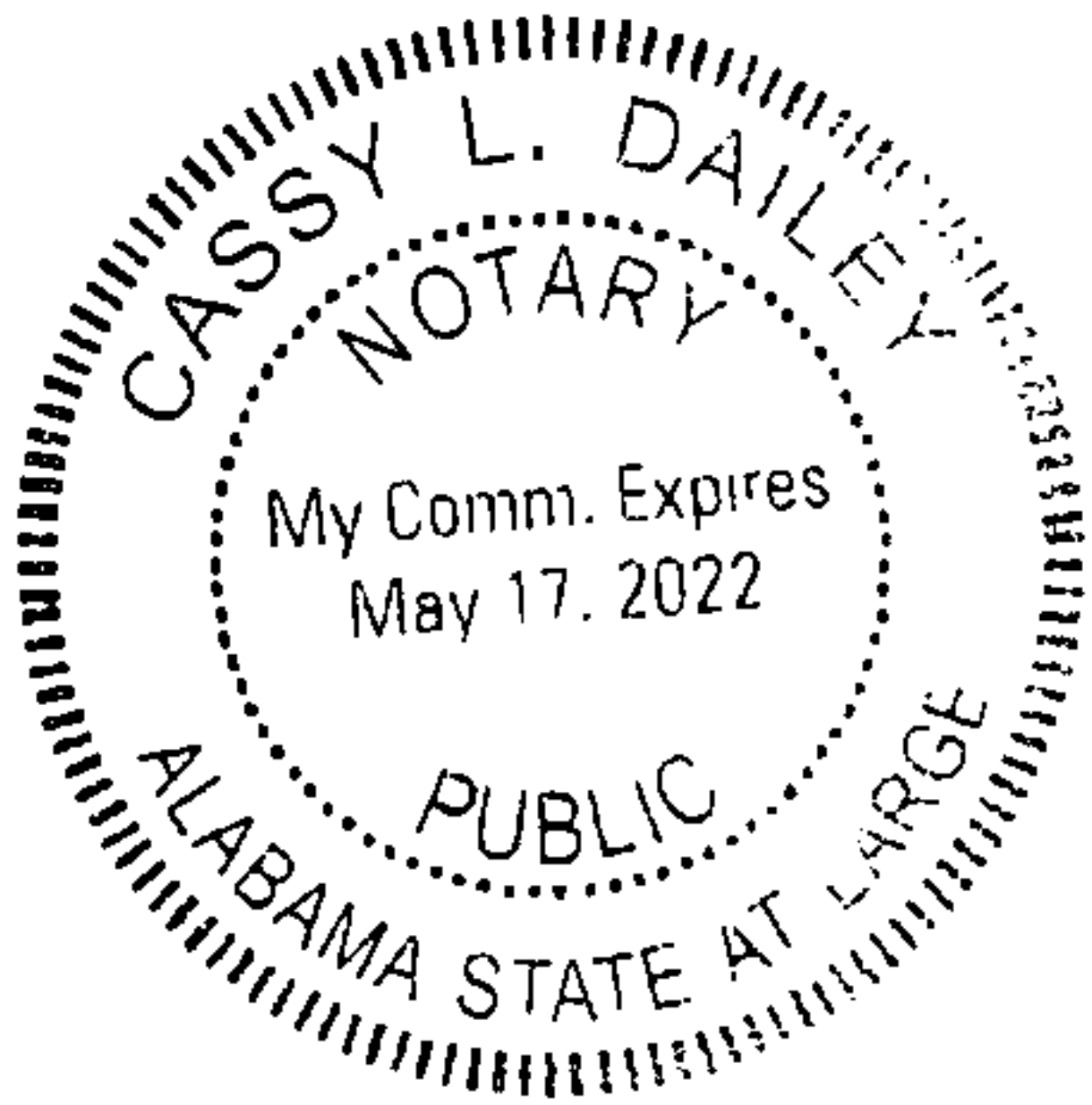
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Lee Massey, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2020.

Cassy L. Dailey
Notary Public

AFFIX SEAL

My commission expires: 5-17-22




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(Signatures continue on the following page)

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

Nickalas J. Massey
Nickalas J. Massey

STATE OF ALABAMA

COUNTY OF SHELBY

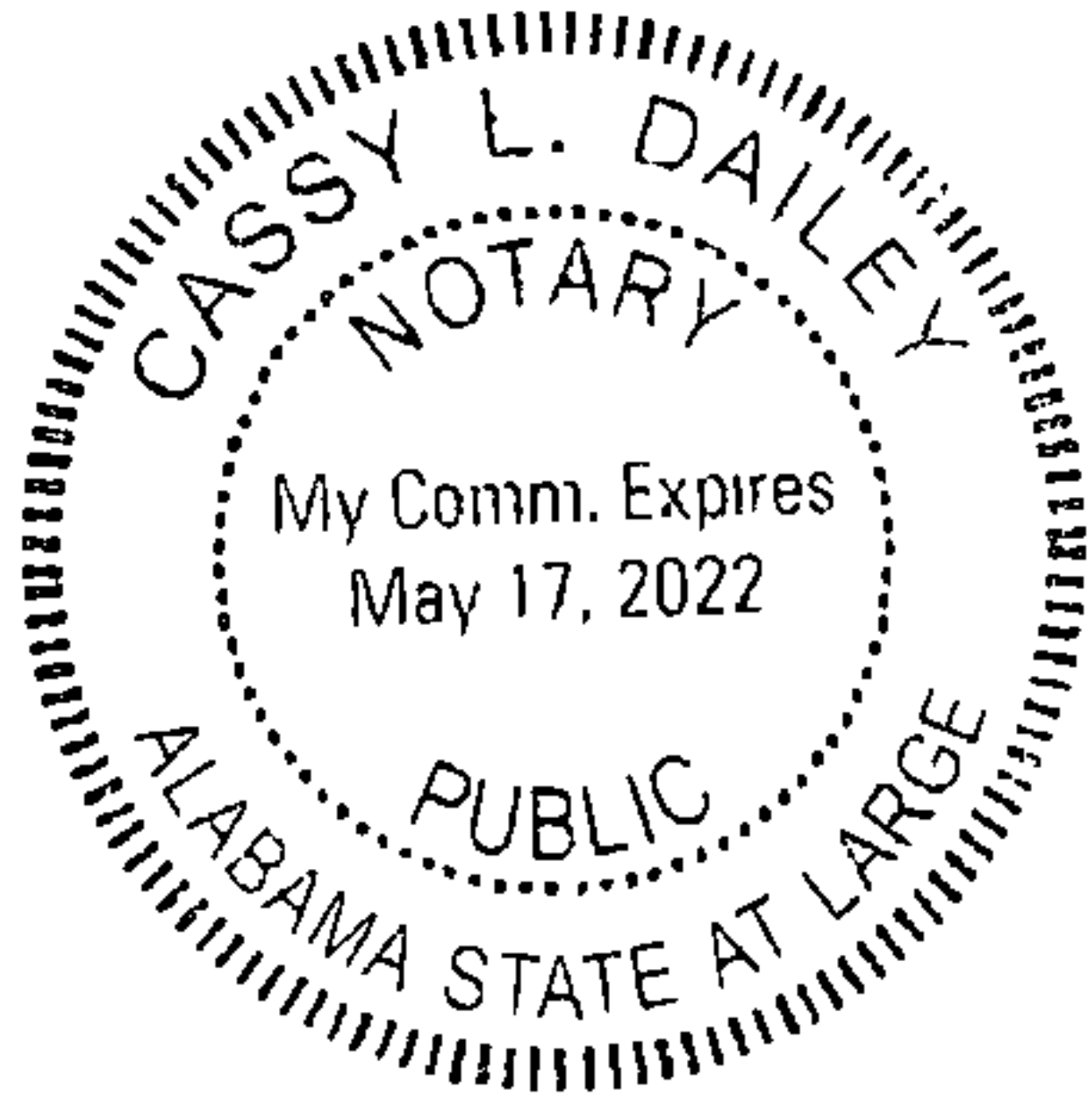
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nickalas J. Massey, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2020.

Cassy L. Dailey
Notary Public

AFFIX SEAL

My commission expires: 5-17-22



Tax statements for real property should be sent to:

MOUNTAINPRIZE, INC.
200 GALLERIA PKWY., S.E., STE. 900
ATLANTA, GA 30339

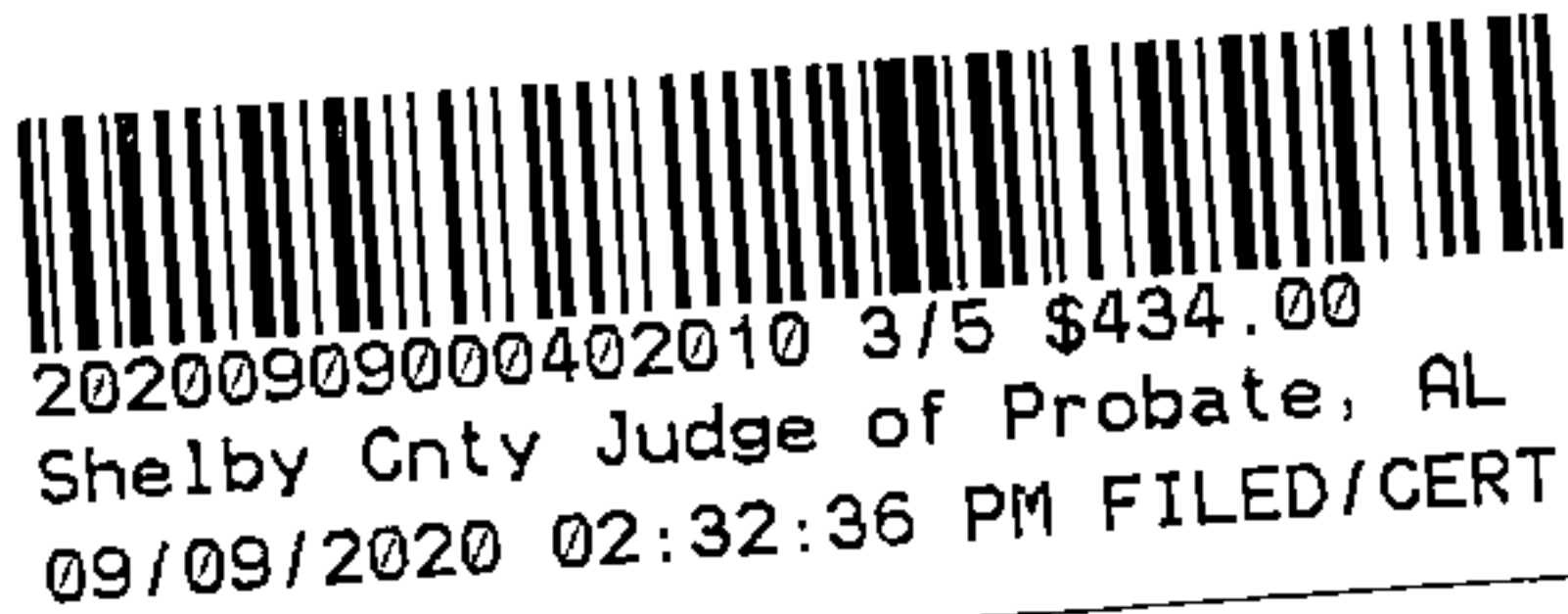


EXHIBIT "A"

Legal Description

A parcel in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 21, Range 3 West, Shelby County, Alabama, being described as follows: Beginning at an iron corner one hundred twenty-one (121) feet due Northwest from well of H. W. Coe; thence South two hundred ten (210) feet; thence East two hundred ten (210) feet; thence North two hundred ten (210) feet; thence West two hundred ten (210) feet to the point of beginning, together with all improvements thereon. Less and except any road right-of-way of record.

This being the same parcel conveyed by Warranty Deed dated January 12, 1920 and recorded in Deed Book 66, at Page 480, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT that certain parcel in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of the Claude Massey Lot (being the same parcel conveyed by Warranty Deed dated January 12, 1920 and recorded in Deed Book 66, at Page 480, in the Office of the Judge of Probate of Shelby County, Alabama); thence run West along the North line of said lot a distance of 175 feet; thence run South a distance of 30 feet; thence run East a distance of 75 feet; thence turn right 60°00' and run Southeasterly a distance of 60 feet; thence turn right 30°00' and run South a distance of 68 feet; thence run East a distance of 70 feet; thence run North a distance of 150 feet to the point of beginning. Containing approximately 29,673 Square feet or 0.68 acres.


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EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.
2. Those matters shown on that certain ALTA/NSPS Land Title Survey prepared by Gonzalez-Strength & Associates, Inc., bearing the seal of Derek S. Meadows, Alabama Professional Licensed Surveyor No. 29996, designated Project No. 19-0024, and dated August 21, 2020.


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