

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Richard L. Massie
P.O. Box 653
Montevallo, AL
35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED SIXTY DOLLARS AND NO CENTS (\$187,360.00)**, and other good and valuable considcrations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Richard L. Massie, a single man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Richard L. Massie and Nicholas L. Massie** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

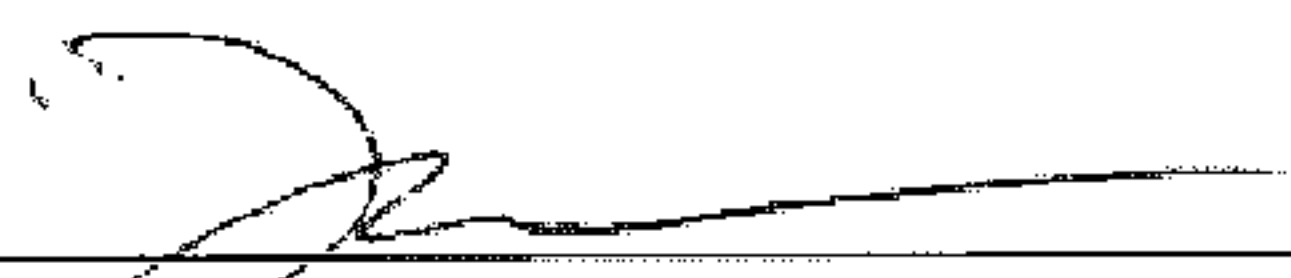
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of January, 2022.

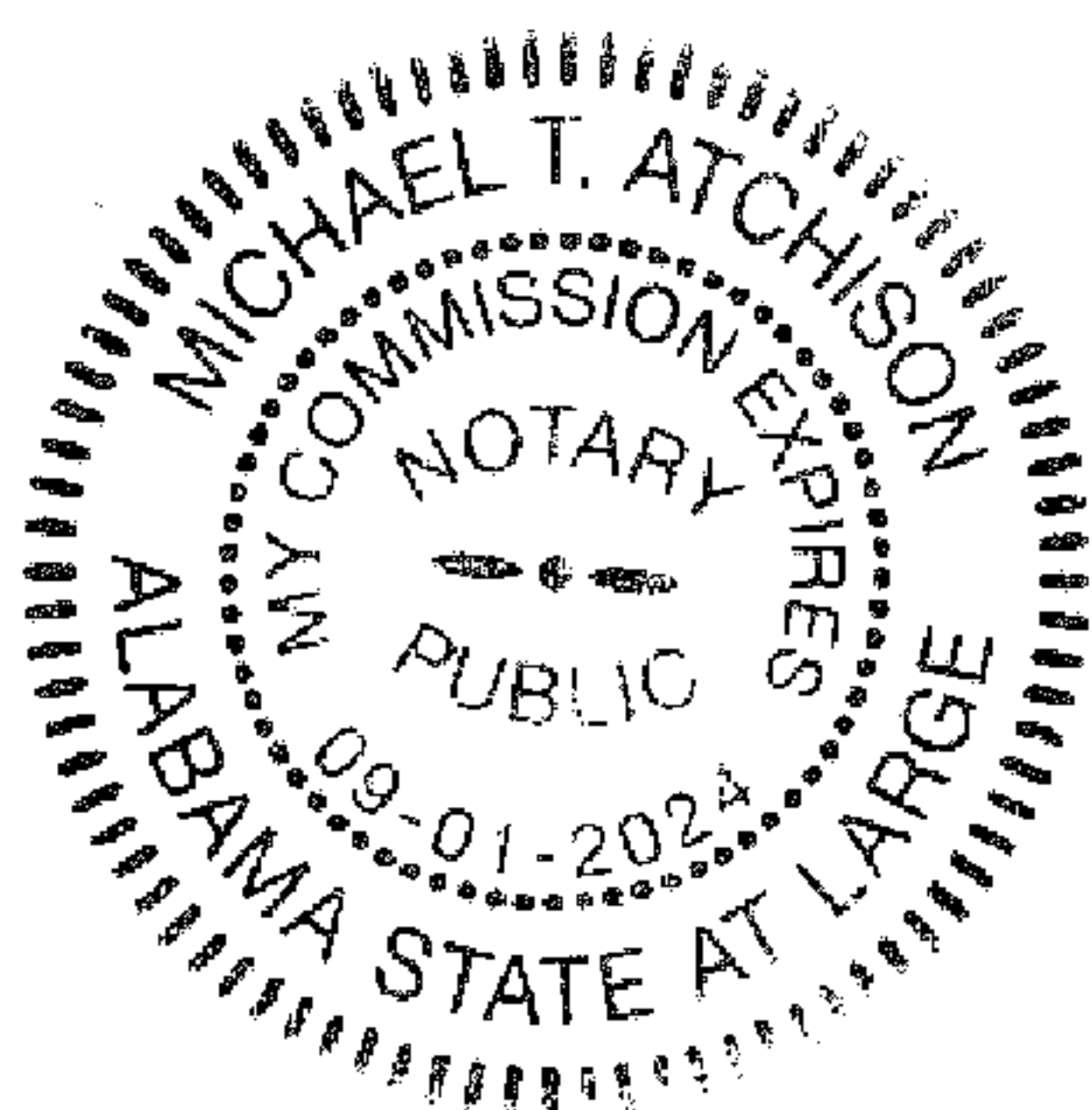


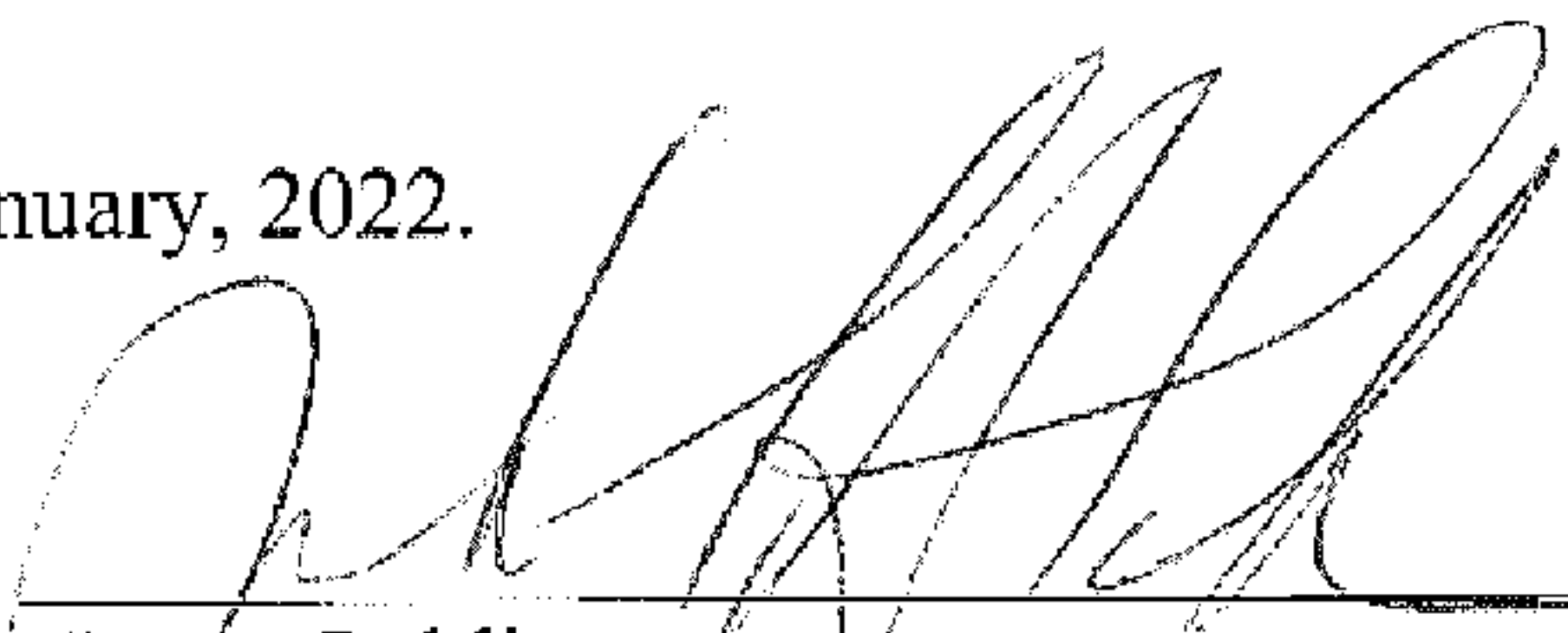
Richard L. Massie

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Richard L. Massie**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, 2022.





Notary Public
My Commission Expires: 9-1-24

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land located in the NW ¼ of the SW ¼ of Section 11, Township 22 South, Range 3 West, being more particularly described as follows:

Commence at the SW corner of said Section 11; thence run North 90 degrees 00 minutes 00 seconds East along the south line thereof for a distance of 985.12 feet; thence run North 01 degrees 43 minutes 00 seconds West for a distance of 1622.26 feet to the point of beginning, thence continue North 01 degrees 43 minutes 00 seconds West for a distance of 500.33 feet; thence run North 64 degrees 51 minutes 29 seconds West for a distance of 406.70 feet; thence run South 32 degrees 58 minutes 45 seconds West for a distance of 362.49 feet; thence run South 57 degrees 01 minutes 15 seconds East for a distance of 692.23 feet to the point of beginning.

Also, an easement for ingress and egress being described as follows;

Commence at the SW corner of said Section 11; thence run North 90 degrees 00 minutes 00 seconds East along the South line thereof for a distance of 985.12 feet; thence run North 01 degrees 43 minutes 00 seconds West for a distance of 2129.59 feet; thence run North 64 degrees 51 minutes 29 seconds West for a distance of 406.70 feet to the point of beginning of a 50-foot wide easement lying Southwest of the following described line, thence continue North 64 degrees 51 minutes 29 seconds West for a distance of 821.27 feet to the Southeasterly right of way of Shelby County Highway No. 119 and the end of said easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/28/2022 02:55:36 PM
 \$215.50 JOANN
 20220128000040720

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Richard L. Massie
 Mailing Address PO Box 653
Montevallo, AL 35115

Grantee's Name Richard L. Massie
 Mailing Address PO Box 653
Montevallo, AL 35115

Property Address 3548 Hwy 119
Montevallo, AL 35115

Date of Sale January 28, 2022
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 187,360.00

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 tax value

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 28 Jan 2022

Print

Richard L. Massie

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one