

This Instrument Prepared by:  
Rhonda Marie, Attorney  
P.O. Box 831  
Helena, AL 35080

Send Notice to:  
Michael L. Massey & Charlotte B. Massey  
818 King Street  
Helena, AL 35080

## WARRANTY DEED, JOINTLY FOR LIFE WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

Know all men by these presents: that for and in consideration of the sum of **One Hundred Five Thousand Dollars (\$105,000.00)** in hand paid to the undersigned grantor, the receipt whereof is hereby acknowledged, **Kerry Patton Rutherford and wife, Mary Lou Rutherford** do grant, bargain, sell and convey unto **Michael L. Massey and Charlotte B. Massey, husband and wife**, (hereinafter called Grantees) as joint tenants with the express right of survivorship, for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple the following described real estate, situated in Shelby County, Alabama, *to wit*:

Three parcels described as follows:

Parcel No. 1 :

The South one-half of Lot 21, Block 2, according to the survey of Mullins Addition to Helena as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel No. 2:

Lot #20, according to J. R. McMillans Map of Mullins Addition to Town of Helena, Alabama, and more fully described as follows: Beginning at the Southeast corner of said Lot #20, and run North 100 feet, thence West 276.6 feet, thence Southwest 121 feet, thence Southeast 10 feet, thence East 340 feet to point of beginning.


Parcel No. 3:

A strip of land 50 feet wide off of the North side of Lot 21 being in the Southeast Quarter of Northeast Quarter of Section 21, Township 20, Range 3 West, in the Town of Helena, Alabama, according to McMillans survey.

Conveyance subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

No title examination made, no survey examined.


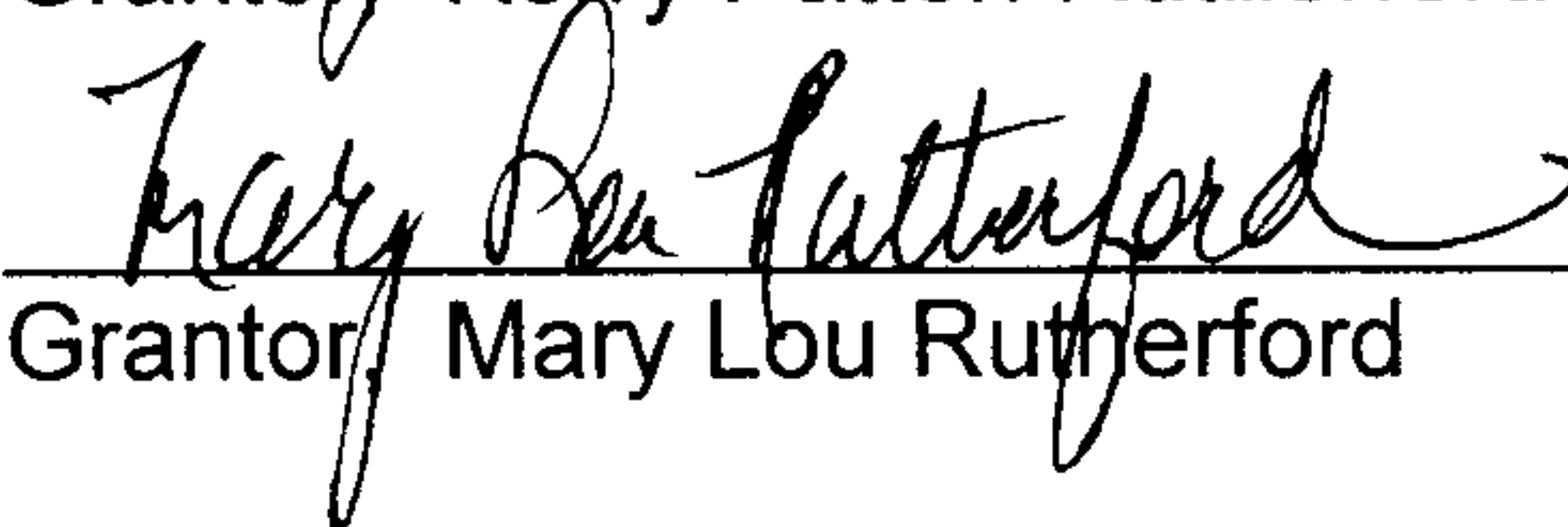
Shelby County, AL 11/08/2013  
State of Alabama  
Deed Tax: \$105.00

  
20131108000441960 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
11/08/2013 12:37:54 PM FILED/CERT

Warranty Deed  
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TO HAVE AND TO HOLD TO SAID GRANTEES FOREVER as joint tenants with the express right of survivorship in the survivor(s) in fee simple upon the death of any of them. And, Kerry Patton Rutherford and Mary Lou Rutherford, and for their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

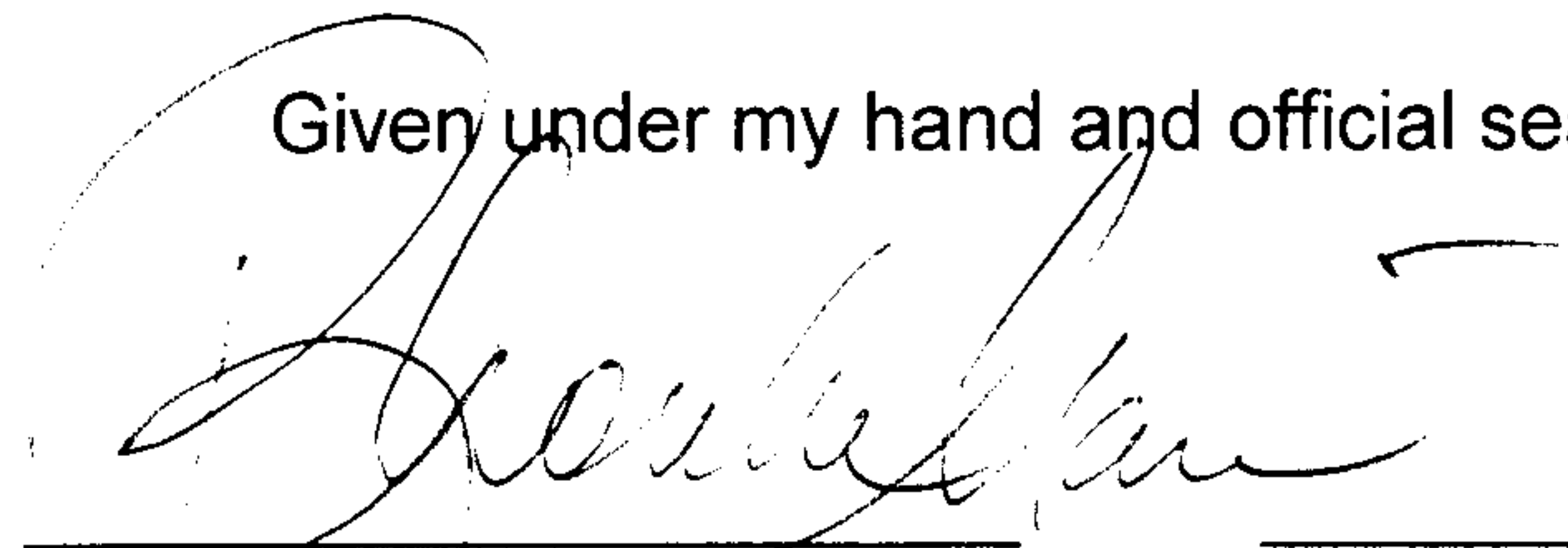
Given under her hand and seal, this the 23<sup>rd</sup> day of October 2013.

 (SEAL)  
Grantor Kerry Patton Rutherford  
 (SEAL)  
Grantor Mary Lou Rutherford

STATE OF ALABAMA  
SHELBY COUNTY

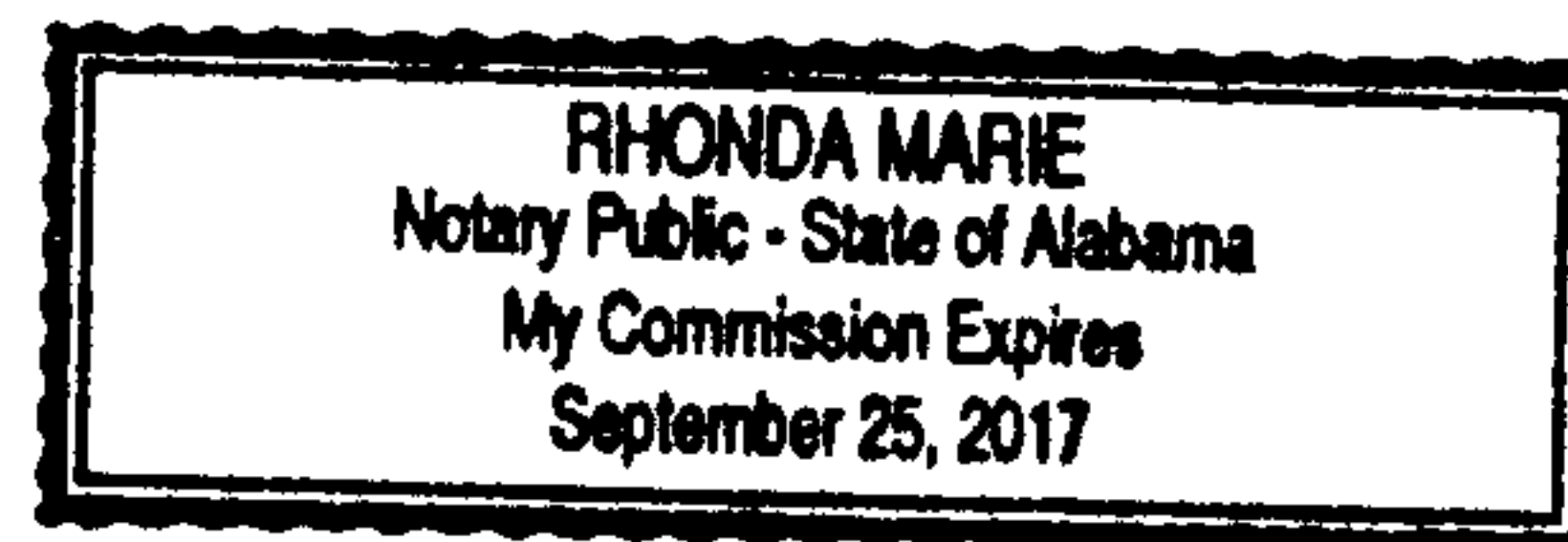
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry Patton Rutherford and Mary Lou Rutherford, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of October 2013.



NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



20131108000441960 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
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Warranty Deed  
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Real Estate Sales Validation Form

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

Grantor's Name Kerry Rutherford
Mailing Address Moss Bend
Helena, AL 35080

Grantee's Name Charlotte Massey
Mailing Address 818 King St.
Helena, AL 35080

Property Address 818 King St.
Helena AL 35080

Date of Sale 10/23/13
Total Purchase Price \$ 105,000.00
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)

[X] 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 10/23/13

Print Charlotte B. Massey

Unattested

Sign Charlotte B. Massey

verified by)

(Grantor/Grantee/Owner/Agent) circle one



20131108000441960 3/3 \$125.00
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