

Shelby County, AL 03/14/2014
State of Alabama
Deed Tax: \$133.50



20140314000071260 1/4 \$157.50
Shelby Cnty Judge of Probate, AL
03/14/2014 11:30:38 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jonathan Green, Esq.
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216

SEND TAX NOTICE TO:

Joyce E. Massengill
8317 Wynwood Circle
Helena, AL 35080

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

WARRANTY DEED

(without survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

Joyce E. Massengill, a single woman

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Terri J. Milton, a married woman;
Angie M. Moore, a married woman; and
Mark R. Massengill, a married man;

(herein referred to as Grantee, whether one or more), all of her interest (**subject to a life estate retained by the Grantor**) in the following described real estate, as **tenants in common with each owning an undivided one-third (1/3) interest in such real estate**, situated in SHELBY County, Alabama, to-wit:

See legal description attached as Exhibit "A".

The subject property is also known as: 8317 Wynwood Circle, Helena, Alabama 35080.

Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and easements of record;
2. 2013 ad valorem taxes, a lien, but not yet due and payable;
3. Any mineral and mining rights not owned by the Grantor;
4. Rights of parties in possession of any or all of the described real estate;

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, whether or not shown by public records;
6. Taxes or assessments which are existing liens; and
7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

NOTE:(a) The property is the Grantor's Homestead.

(b) **Joyce E. Massengill**, a widow, is the surviving spouse of **Fred N. Massengill**.

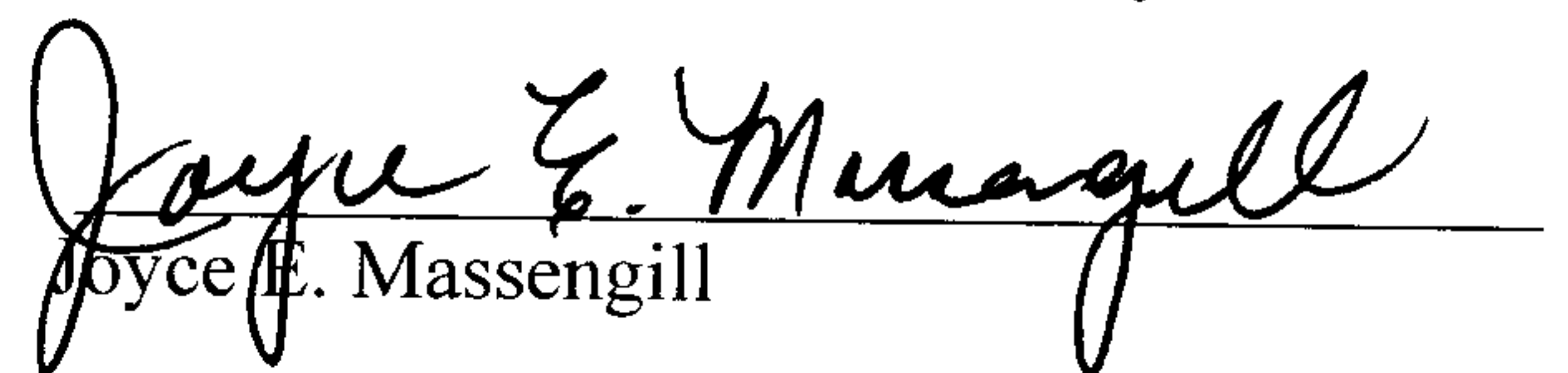
(c) This deed has been prepared without the benefit of a survey or of a title examination or title binder and all information contained herein has been provided by the Grantor and the Grantee.

(d) **The Grantor herein, Joyce E. Massengill, conveys this deed subject to a life estate reserved in herself. Said property shall pass to the Grantees herein upon the death of the Grantor.**

TO HAVE AND TO HOLD to the said Grantee, **as tenants in common**, their heirs and assigns, forever.

The Grantor does, individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of October, 2013.



Joyce E. Massengill

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, **Jonathan D. Green**, a Notary Public in and for said County, in said State, hereby certify that **Joyce E. Massengill**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 29th day of October, 2013.


Notary Public
My Commission Expires: 12-12-2014



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Exhibit "A"

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
FRED N. MASSENGILL
JOYCE E. MASSENGILL
8317 Wynwood Circle
Helena, AL 35080

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY-THREE THOUSAND DOLLARS AND NO/100's (\$153,000.00)** to the undersigned grantor, H.P.H. PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **FRED N. MASSENGILL and JOYCE E. MASSENGILL** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 337, according to the Survey of Wyndham, Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations 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 said GRANTEES their heirs and assigns, that 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, Curtis Harper, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 25th day of June, 1999.

H.P.H. PROPERTIES, INC.

By:


Curtis Harper, Secretary

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Curtis Harper, whose name as President of H.P.H. PROPERTIES, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25th day of June, 1999.


Notary Public

My Commission Expires: 6/5/03

Inst # 1999-27418

06/30/1999-27418
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 161.50



20140314000071260 3/4 \$157.50
Shelby Cnty Judge of Probate, AL
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CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JOYCE Massenkil
8317 WYNWOOD Circle
Helena AL 35080

Grantee's Name
Mailing Address

Terri Milton
112 LAUCHLIN LN
Pelham AL 35124

Property Address

8317 WYNWOOD Circle
Helena AL 35080

Date of Sale

10-29-13

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 177,800 3/4 = 350.

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 3-14-14

Print

TERRI MILTON

☒ Unattested

[Signature]

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1