

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Matthew T. Massey
Jennifer Helen Massey
1488 Arabian Rd.
Columbiana, AL 35051

20150910000317200

09/10/2015 02:12:19 PM

DEEDS 1/3

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Kenneth W. Massey and Fran S. Massey, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew T. Massey and Jennifer Helen Massey** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

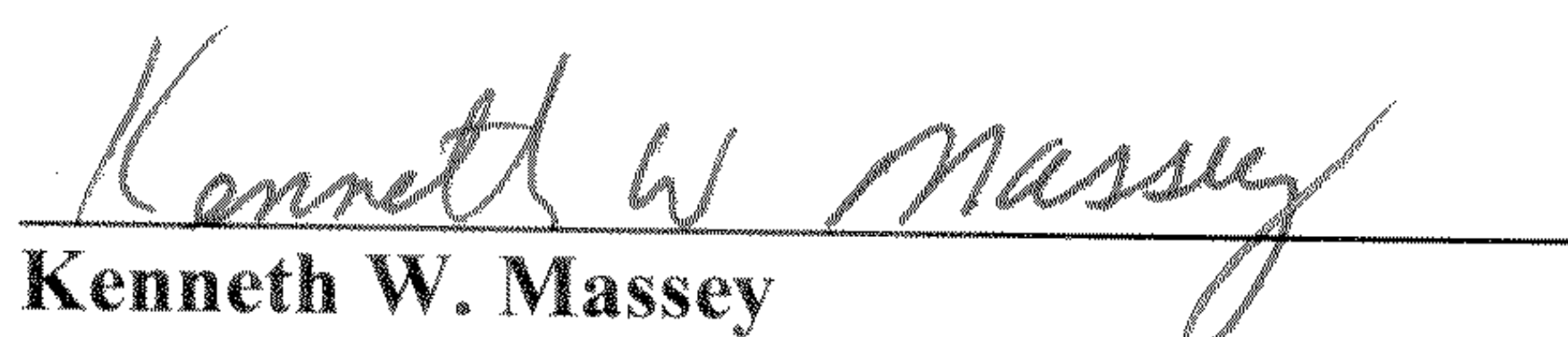
Subject to mineral and mining rights if not owned by Grantor.

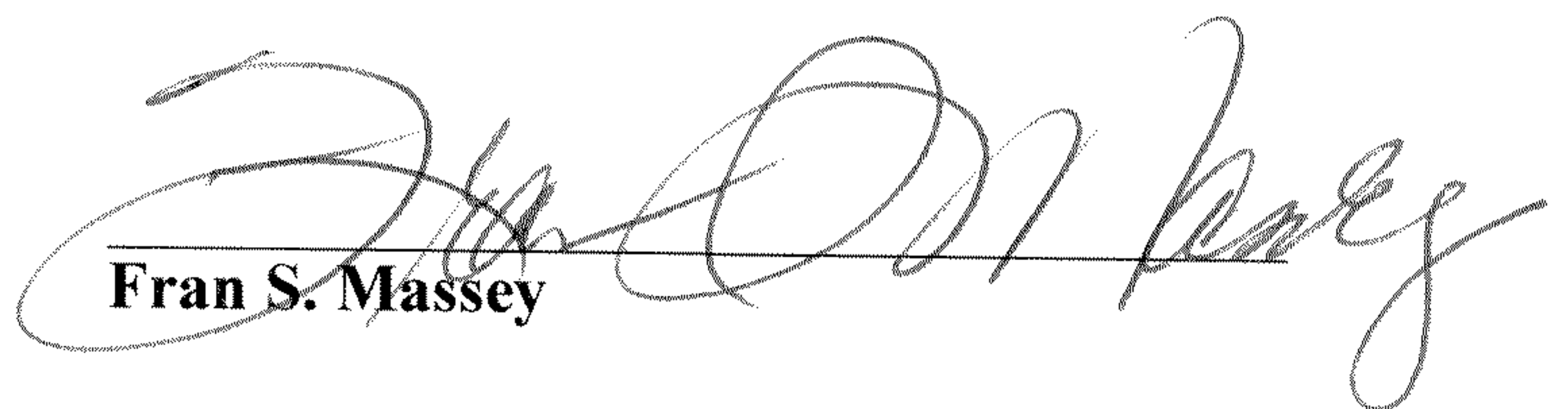
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

31st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of July, 2015.


Kenneth W. Massey


Fran S. Massey

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth W. Massey and Fran S. Massey, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2015.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017

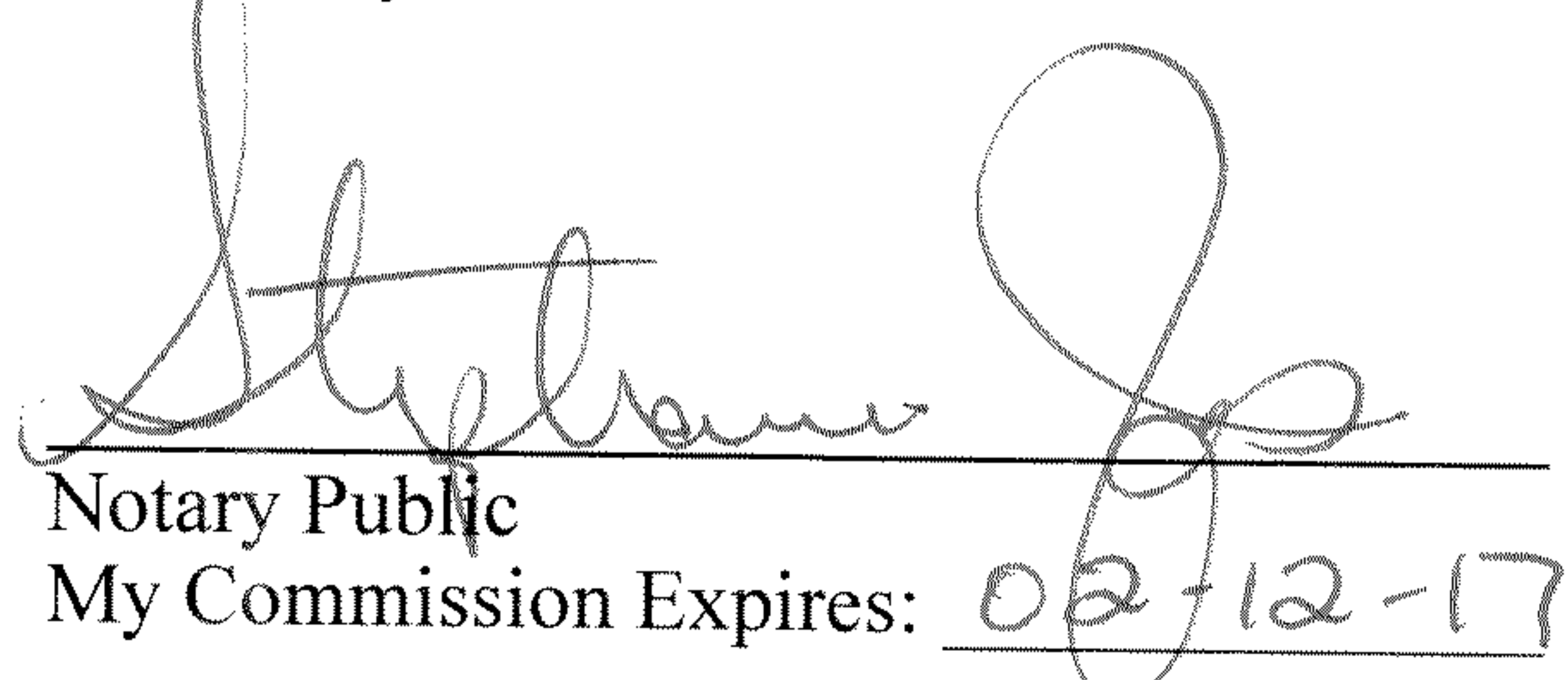

Notary Public
My Commission Expires: 02-12-17

EXHIBIT "A"

Legal Description:

A parcel of land lying in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 2 West; thence run Southerly along the West boundary of said Northeast 1/4 of the Southwest 1/4 for a distance of 565.75 feet to a point; thence turn an angle of 90 degrees 56 minutes to the left and run Easterly for a distance of 206.21 feet to a point; thence turn an angle of 44 degrees 33 minutes 41 seconds to the left and run Northeasterly for a distance of 651.89 feet to a point; thence turn an angle of 126 degrees 08 minutes 38 seconds to the left and run a distance of 670.27 feet to the point of beginning.

Less and except:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 2 West; thence run Southerly along the West boundary of said Northeast 1/4 of the Southwest 1/4 for a distance of 565.75 feet to a point; thence turn an angle of 90 degrees 56 minutes to the left and run Easterly for a distance of 206.21 feet to a point; thence turn an angle of 44 degrees 33 minutes 41 seconds to the left and run Northeasterly for a distance of 651.89 feet to a point; thence turn an angle of 126 degrees 08 minutes 38 seconds to the left and run a distance of 115.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 441.77 feet to a point; thence turn an angle of 102 degrees 49 minutes 40 seconds to the left and run 70.26 feet; thence turn an angle of 27 degrees 43 minutes 27 seconds to the left and run 41.88 feet; thence turn an angle of 36 degrees 53 minutes 26 seconds to the left and run 53.14 feet; thence turn an angle of 17 degrees 48 minutes 24 seconds to the left and run 115.07 feet; thence turn an angle of 14 degrees 36 minutes 21 seconds to the left and run 146.54 feet; thence turn an angle of 8 degrees 44 minutes 12 seconds to the left and run 107.81 feet to the point of beginning.

Also, less and except:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 2 West; thence run Southerly along the West boundary of said Northeast 1/4 of the Southwest 1/4 for a distance of 565.75 feet to a point; thence turn an angle of 90 degrees 56 minutes to the left and run Easterly for a distance of 206.21 feet to a point; thence turn an angle of 44 degrees 33 minutes 41 seconds to the left and run Northeasterly for a distance of 70.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course 581.89 feet to a point; thence turn an angle of 126 degrees 08 minutes 38 seconds to the left and run 35.00 feet to a point; thence turn an angle of 54 degrees 59 minutes 36 seconds to the left and run 551.35 feet to a point; thence turn an angle of 58 degrees 51 minutes 46 seconds to the left and run 20.00 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Kenneth W. Massey
Mailing Address Fran S. Massey
1488 Arabian Rd.
Columbiana, AL 35051

Grantee's Name Matthew T. Massey
Mailing Address Jennifer Helen Massey
1488 Arabian Rd.
Columbiana, AL 35051

Property Address 4.32 Acres M/L, Arabian Rd.
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____

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DEEDS 3/3

or
Actual Value \$ _____

or
Assessor's Market Value \$56,160.00

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

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 7/31/15

Print Stephanie Jones

☐ Unattested

Sign Stephanie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/10/2015 02:12:19 PM
\$76.50 CHERRY
20150910000317200

[Signature]