


THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. Drawer 1319
Clanton, AL 35046
(205)755-1975


20160511000159680 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
05/11/2016 12:34:19 PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:
818 King Street
Helena, AL 35080

STATE OF ALABAMA)

CHILTON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, in consideration of the sum of Thirty Thousand and 0/100 (\$30,000.00) and other valuable considerations to the undersigned GRANTORS, **Carol Ann Baird, a married woman, and Sarah Jean Carroll, a married woman, conveying property neither their homestead nor their residence nor that of their spouse**, in hand paid by the GRANTEES, **Michael Massey and wife, Charlotte Massey**, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A lot or parcel of land described as follows:

Lot 22, Block 2, According to Mullins Addition to Helena, as recorded in Map Book 3, Page 56, in the Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

This property does not constitute the homestead of the grantors.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTORS, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor,

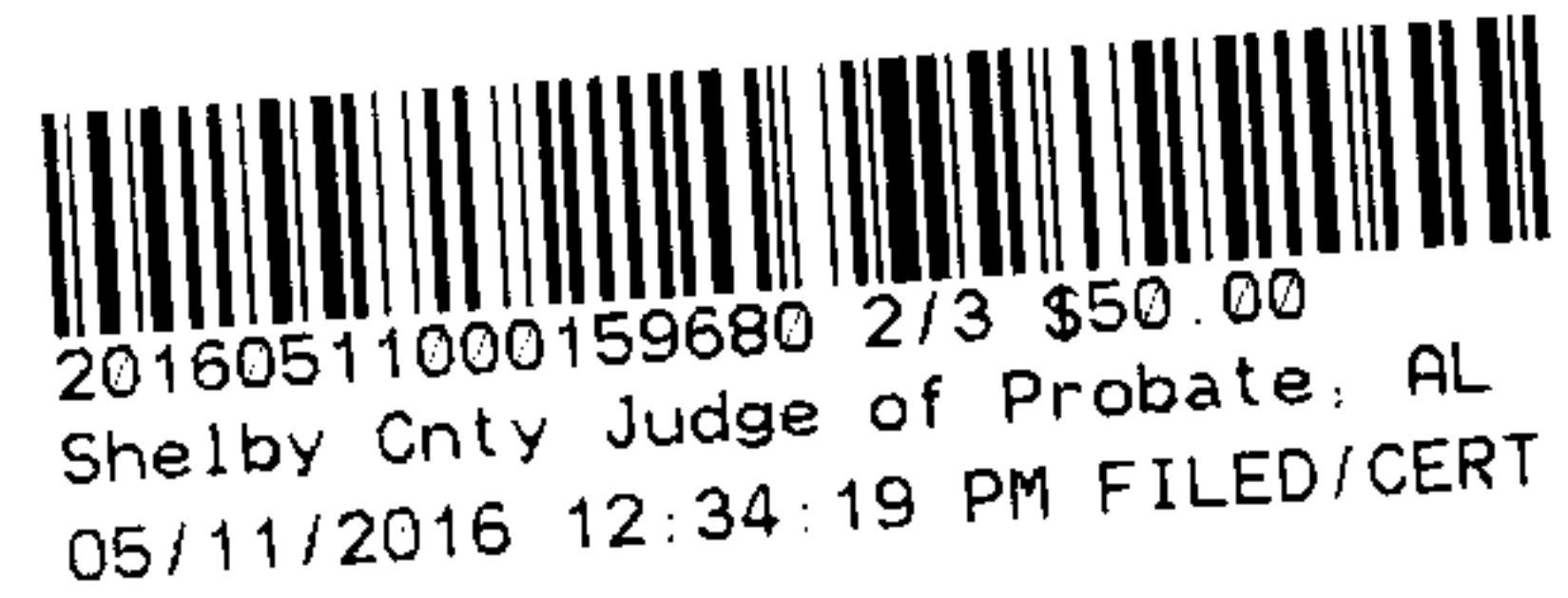
administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we, and our heirs, executors, administrators, successors and assigns shall, warrant 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 GRANTORS have hereunto set our hands and seals, on this 11th day of May, 2016.

Carol Ann Baird
CAROL ANN BAIRD

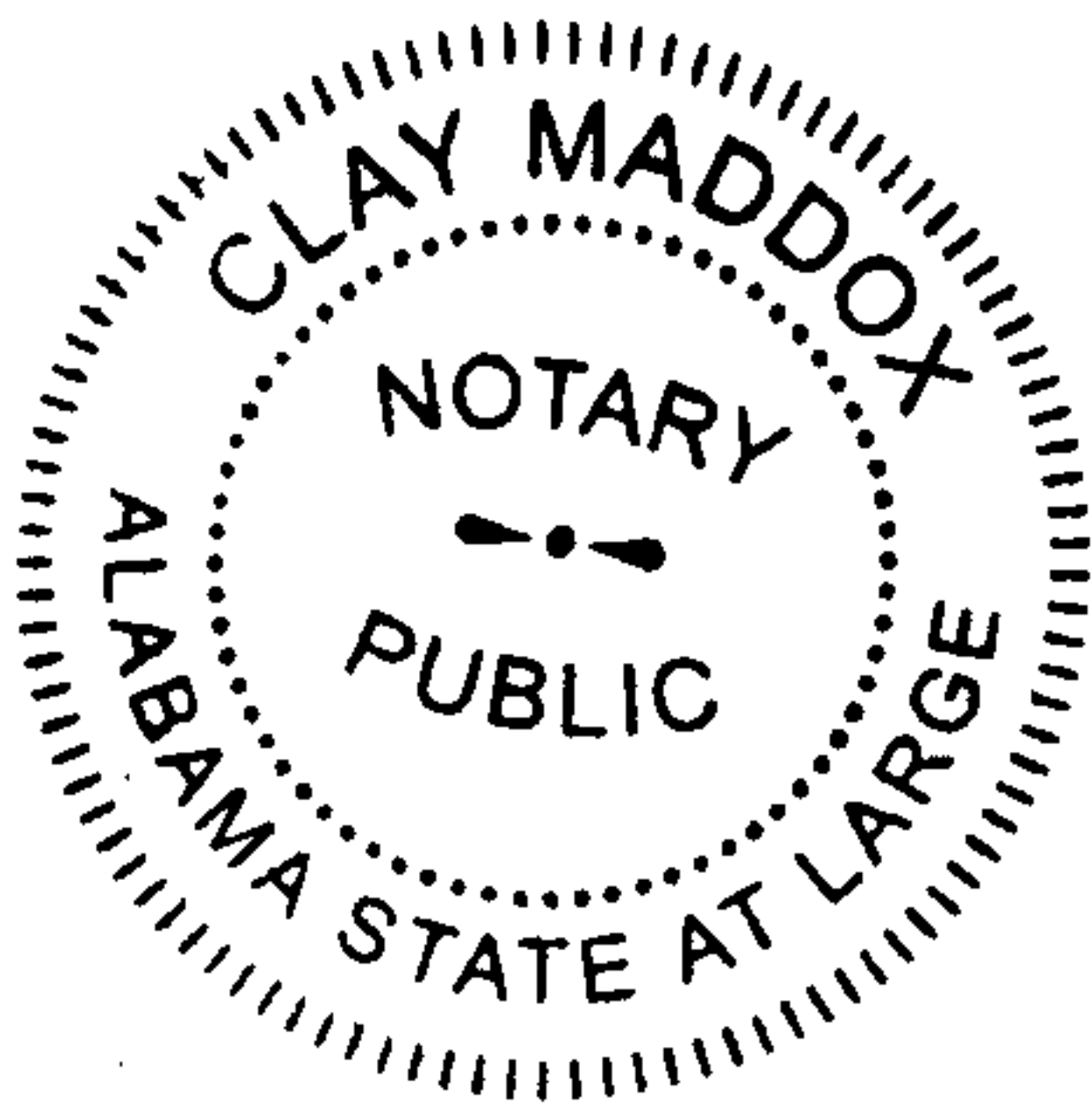
STATE OF ALABAMA)

COUNTY OF Chilton)



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Carol Ann Baird**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2016.



Clay Maddox
NOTARY PUBLIC
My Commission Expires: 4-22-19

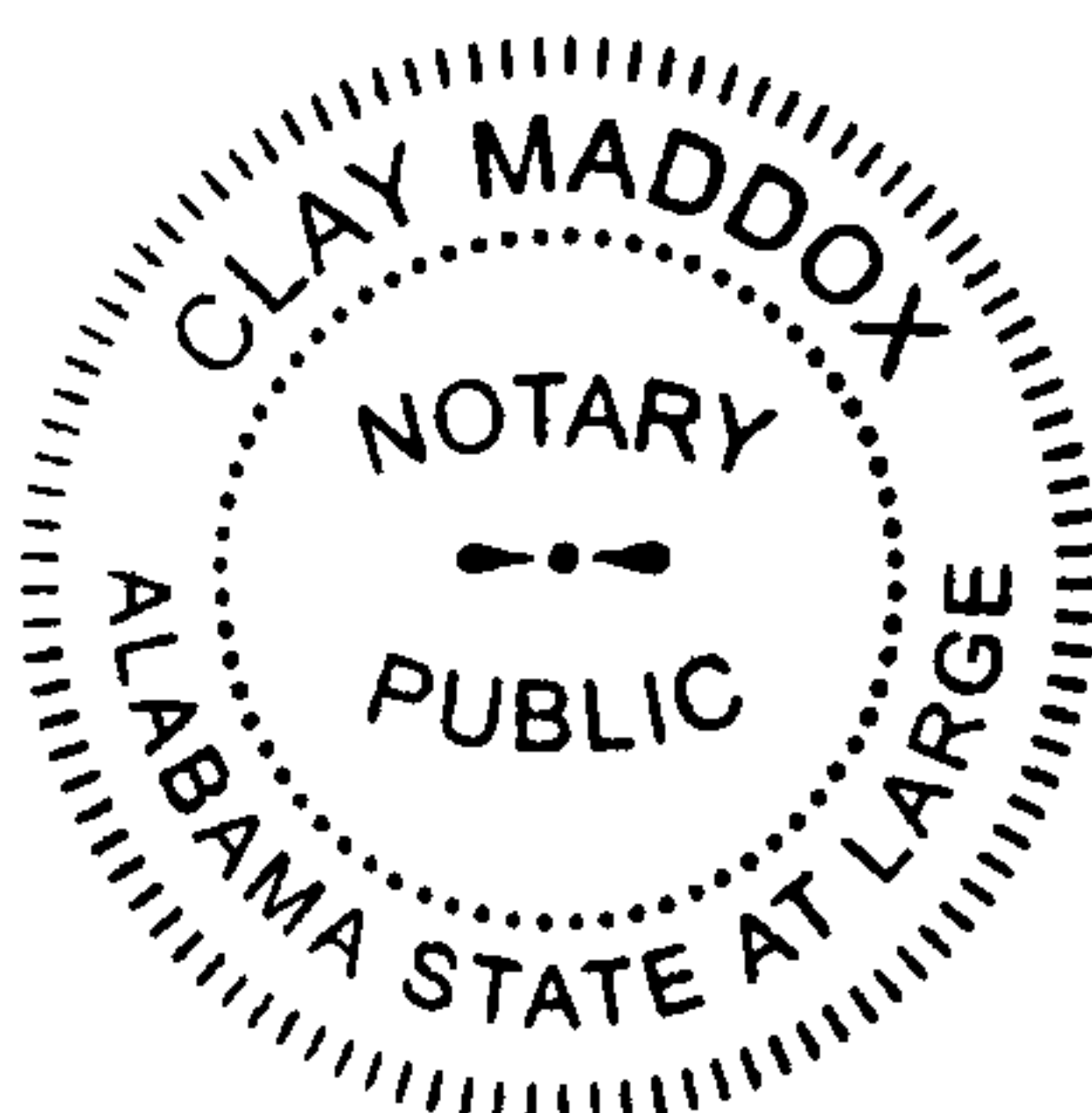
Sarah Jean Carroll
SARA JEAN CARROLL

STATE OF ALABAMA)

COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Sarah Jean Carroll**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2016.



Clay Maddox
NOTARY PUBLIC
My Commission Expires: 4-22-19

Real Estate Sales Validation Form

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

Grantor's Name Jane Carroll
Mailing Address Carol Baird

Grantee's Name Michael L. Massey
Mailing Address Charlotte B. Massey
818 King St
Helena, Ala 35080


Property Address _____

Date of Sale _____
Total Purchase Price \$ 30,000.00
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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 5-11-16

Print Charlotte B. MASSEY

☐ Unattested

Sign Charlotte B. Massey
(Grantor/Grantee/Owner/Agent) circle one

(verified by)