

THIS INSTRUMENT PREPARED BY:
RAYMOND P. FITZPATRICK, JR.
1200 Corporate Drive, Suite 105
Birmingham, AL 35242

SEND TAX NOTICE TO:
ERIC B. MASSEY
808 Castlemaine Ct.
Birmingham, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars (\$10.00) and other consideration** paid in hand by the GRANTEE to the undersigned GRANTOR, the receipt whereof is acknowledged,

CUMBERLAND REALTY, INC.

(herein referred to as GRANTOR), grants, bargains, sells and conveys unto,

ERIC B. MASSEY,

(herein referred to as GRANTEE), in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lots 3 and 4, Block 9, according to the survey of Lincoln Park Subdivision, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the GRANTOR and current taxes due.

To Have and To Hold, to the said GRANTEE, in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

And GRANTOR itself and its heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seals on this the 2nd day of November 2016.

GRANTOR:
CUMBERLAND REALTY, INC.

By: _____

Eric B. Massey
Its President

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

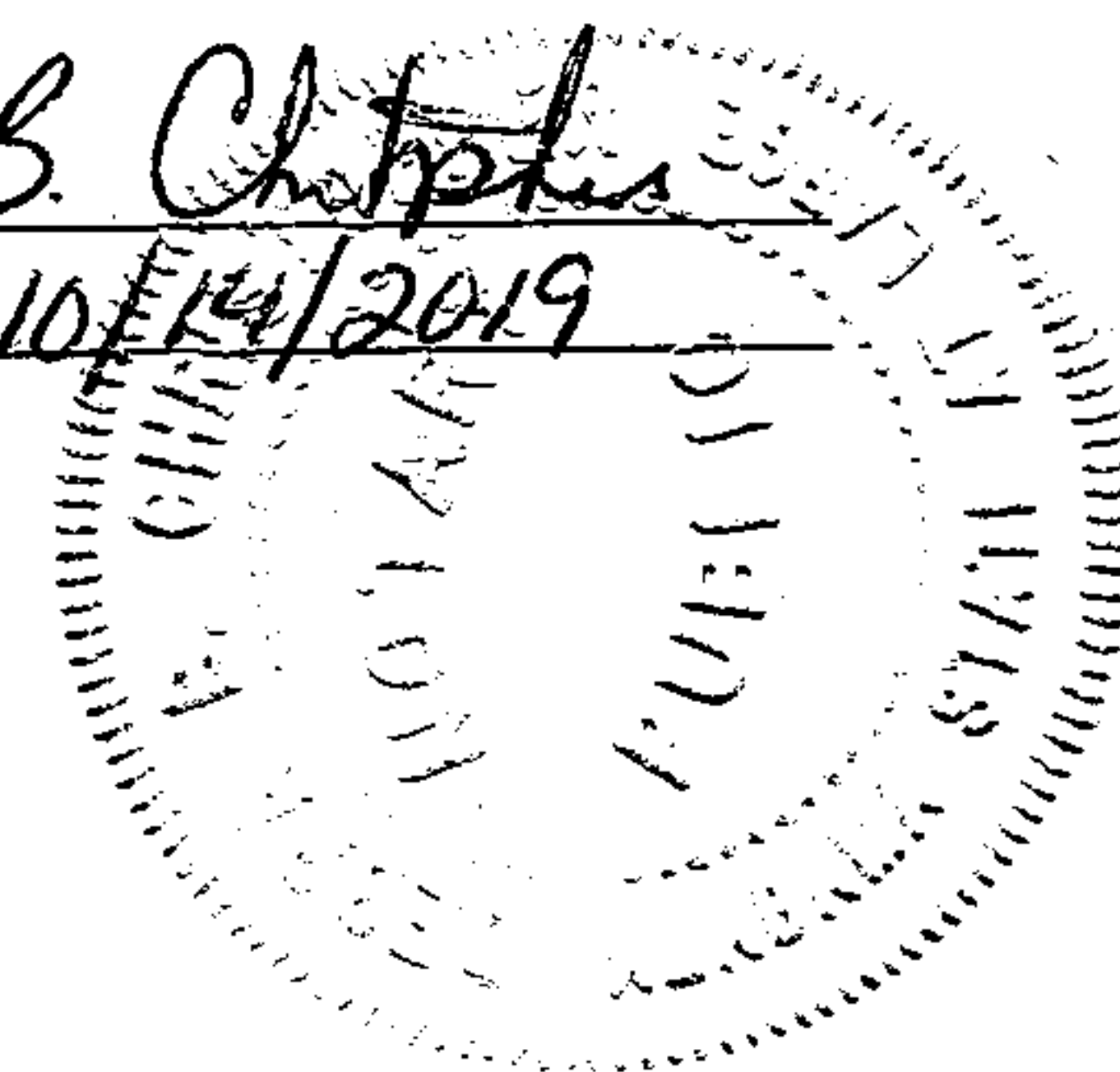
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Eric B. Massey whose name as President of Cumberland Realty, Inc., is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day stated above.

Given under my hand and official seal this 2nd day of November, 2016.

Notary Seal

NOTARY PUBLIC

MY COMMISSION EXPIRES



Real Estate Sales Validation Form

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

Grantor's Name Cumberland Realty, Inc.
 Mailing Address 808 Castlemaine Ct
Birmingham, AL 35226

Grantee's Name Eric B. Massey
 Mailing Address 808 Castlemaine Ct
Birmingham, AL 35226

Property Address NONE
LOTS 3 + 4
LINCOLN PARK
SUBDIVISION

Date of Sale 11/2/2016
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 35,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/02/2016 03:08:57 PM
 \$56.00 CHERRY
 20161102000404270

James W. Fuhrmeister

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 ASSESSMENT

Lot 4	101120003006.00	10,000
Lot 3	101120003007.00	25,000

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 11/2/16

Print

Cumberland Realty, Inc.

Sign

By: Eric B. Massey, Deedat

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one