

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Aaron Keith Massey
6260 Le Bon Farm Trail
Bessemer, AL 35022

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FIVE THOUSAND and 00/100 Dollars (\$25,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Freeda Ann Smith, a single individual, and Tommy Sandlin, a single individual, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Aaron Keith Massey, a single man, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

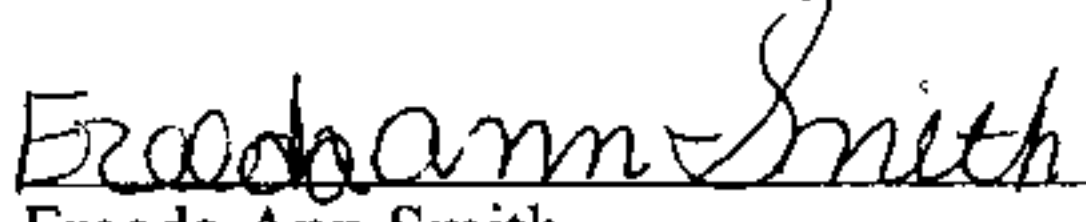
Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$18,750.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantee, his 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 will, and their executors, heirs and assigns 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, We hereunto set our hand and seal on this the 24th day of February, 2017.


20170228000068690 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
02/28/2017 01:04:04 PM FILED/CERT


Freeda Ann Smith


Tommy Sandlin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Freeda Ann Smith and Tommy Sandlin, 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, they executed the same voluntarily on the day the same bears date.

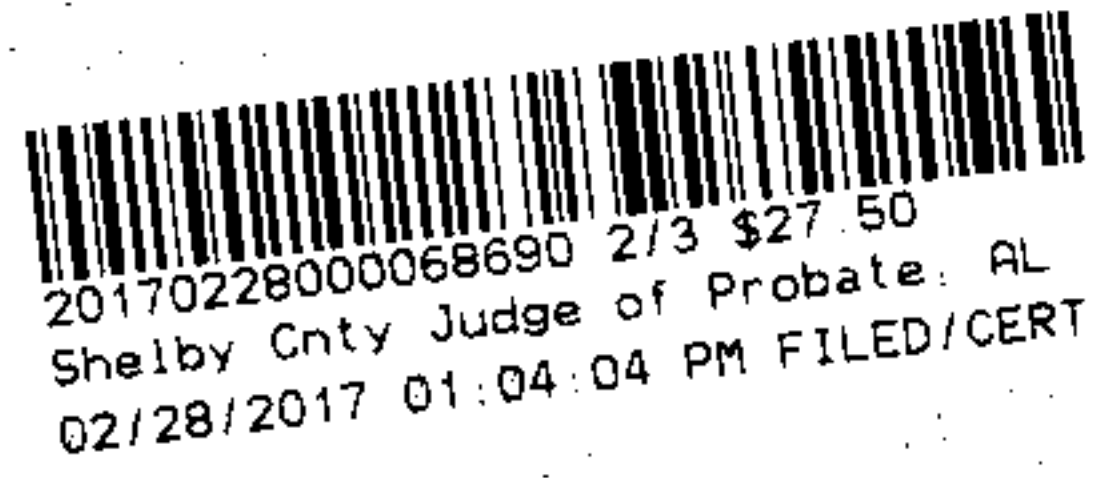
Given under my hand and official seal, this the 24th day of February, 2017.


NOTARY PUBLIC

My Commission Expires 8-25-19

EXHIBIT "A"

From the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, run East along the North line of said section, a distance of 29.21 feet; thence right 83 degrees 38 minutes a distance of 242.07 feet; thence right 20 degrees 17 minutes a distance of 40.93 feet to the point of beginning; thence right 107 degrees 07 minutes a distance of 68.04 feet; thence left 18 degrees 57 minutes a distance of 34.00 feet; thence left 75 degrees 53 minutes a distance of 197.44 feet; thence left 90 degrees 00 minutes a distance of 100.00 feet; thence left 90 degrees 00 minutes a distance of 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Freda Ann Smith
Mailing Address Tommy Sandlin
12258 Richard St
McCalla, AL 35111

Grantee's Name Aaron Keith Massey
Mailing Address 6260 Lutson Farm Trail
Bessemer, AL 35022

Property Address 190 Valentine Circle
Wilsonville, AL 35186

Date of Sale 2-24-17
Total Purchase Price \$ 25,000.00

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

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 2-24-17

Print Gregory D Harrelson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170228000068690 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
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Form RT-1