

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

Shelby County, AL 07/13/2017  
State of Alabama  
Deed Tax: \$24.50

[Space Above This Line For Recording Data]

## QUITCLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

20170713000250720 1/3 \$45.50  
Shelby Cnty Judge of Probate, AL  
07/13/2017 03:59:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Ten and no/100's Dollars**, in hand paid to the undersigned, **AFK Properties, LLC** (hereinafter called grantor) the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to **Michael B. Massey and Daphney Massey**, as joint tenants with right of survivorship (hereinafter called grantees), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 705, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.**

**Less and except:**

**The easterly one half of Lot 705, according to the Survey of Eagle Point 7th Sector recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama; begin more particularly described as follows: Begin at the most easterly corner of said Lot 705, said corner being a point on the westerly right of way line of Eagle Point Circle and run Northwesterly along the Northeast line of said Lot 705 for 89.67 feet; thence turn 90°38'44" left and run Southwesterly for 132.41 feet to a point on the northerly right of way line of Eagle Point Cove; thence turn 87°44'53" left to the tangent of a curve to the right, said curve having a radius 55.00 feet; and run Southwesterly along said curve and said right of way line of 23.02 feet to a point; thence turn 90°00'00" left from the tangent to said curve at said point and run 152.75 feet to the point of beginning.**

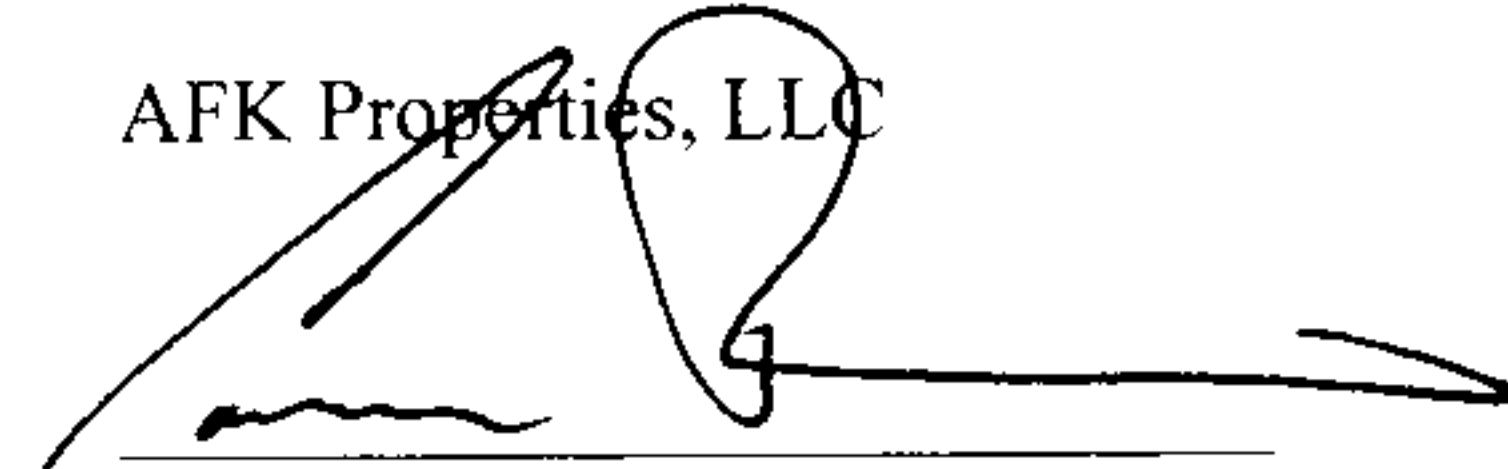
**Preparer makes no representation as to the accuracy of the legal description and offers no opinion as to the title to this parcel.**

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest 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.

Given under my hand and seal on this 24th day of May, 2017.

*Signature and Notary Acknowledgement on next page*

AFK Properties, LLC

  
Connor Farmer-Its Member


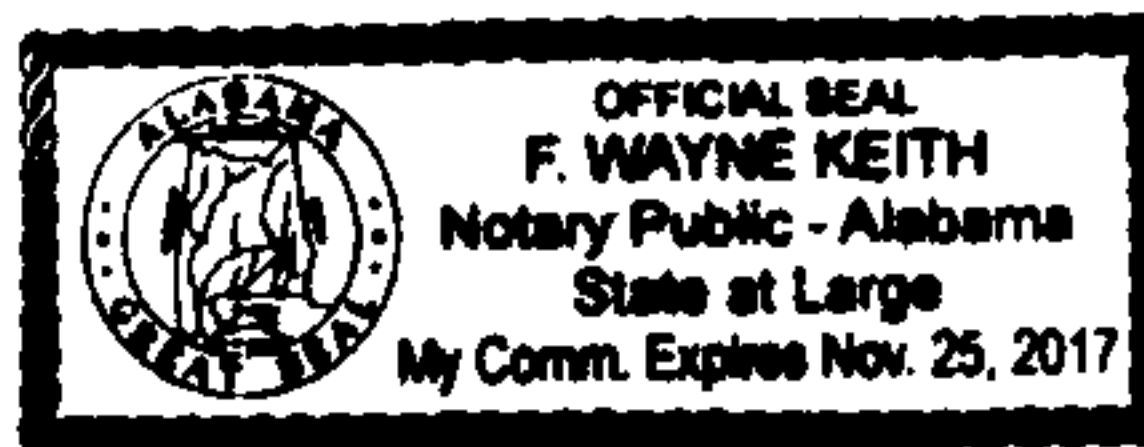
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as member of AFK Properties, LLC 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 member of AFK Properties, LLC executed the same voluntarily and as the act of AFK Properties, LLC on the day the same bears date.

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

SEND TAX NOTICE TO:  
Michael B. Massey  
355 Saint Andrews Parkway  
Oneonta, Alabama 35121

  
20170713000250720 2/3 \$45.50  
Shelby Cnty Judge of Probate, AL  
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### Real Estate Sales Validation Form

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

Grantors' Name: AFK Properties, LLC  
Mailing Address: 120 Bishop Circle  
Pelham, Alabama 35124  
Grantee's Name: Michael B. Massey  
Mailing Address: 355 saint Andrews Parkway  
Oneonta, Alabama 35121

Property Address: Lot 705 Eagle Point

Date of Transfer: May 24, 2017

Total Purchase Price \$24,500.00

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		Appraisal
Sales Contract	x	Other
Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: May 24, 2017

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith

x

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