

**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:  
Jonathan A. Gibbons and  
Emily A. Gibbons  
8317 Wynwood Circle  
Helena, AL 35080

**STATE OF ALABAMA**                      **20170828000312550**  
**COUNTY OF SHELBY**                      **08/28/2017 12:51:03 PM**  
                                                         **DEEDS 1/3**

Know All Men by These Presents: That in consideration of **One Hundred Eighty-Nine Thousand and no/100 Dollars (\$189,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JOYCE E. MASSENGILL, an unmarried woman; ANGIE M. MOORE, a married woman; TERRY J. MILTON, a married woman and MARK R. MASSENGILL, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **JONATHAN A. GIBBONS and EMILY A. GIBBONS** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 337, according to the Survey of Wyndham, Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Probate Office of Shelby County, Alabama.**

**This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).**

**THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HERewith IN THE AMOUNT OF \$183,150.00.**

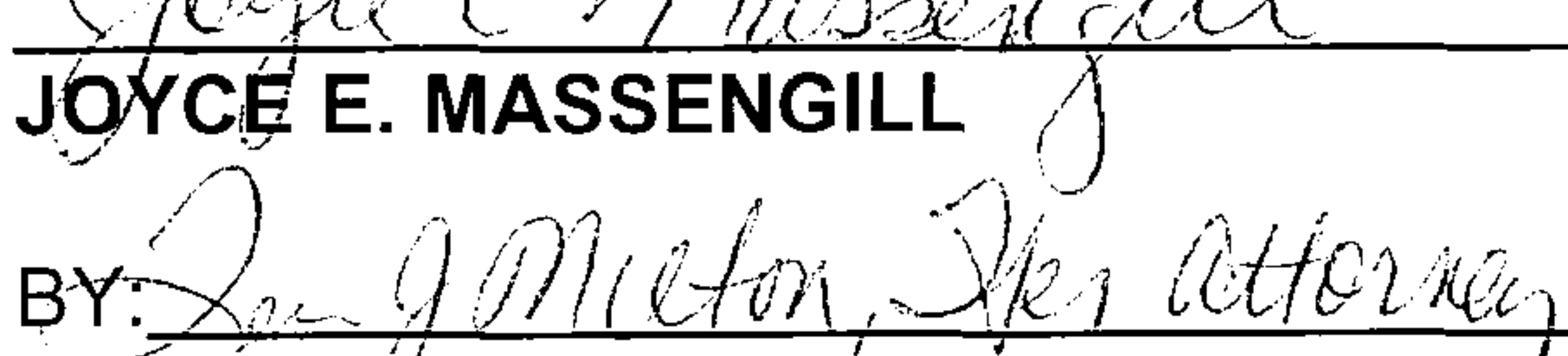
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 23rd day of August, 2017.

  
**JOYCE E. MASSENGILL**

BY:    
**TERRY J. MILTON,**                      **TERRI J. MILTON,** Individually  
HER ATTORNEY IN FACT, JOINTLY

  
**JOYCE E. MASSENGILL**

BY:    
**ANGIE M. MOORE,**                      **ANGIE M. MOORE,** Individually  
HER ATTORNEY IN FACT, JOINTLY

Joyce E. Massengill  
JOYCE E. MASSENGILL

BY: Mark R. Massengill Her attorney in fact, jointly  
MARK R. MASSENGILL,  
HER ATTORNEY IN FACT, JOINTLY

Mark R. Massengill  
MARK R. MASSENGILL, Individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **ANGIE M. MOORE, TERRY J. MILTON and MARK R. MASSENGILL**, whose name as joint Attorney in Facts for **JOYCE E. MASSENGILL**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity as such joint Attorney in Facts, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

[Signature]  
Notary Public  
My Commission Expires: 01/30/2017

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **ANGIE M. MOORE, TERRY J. MILTON and MARK R. MASSENGILL**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

[Signature]  
Notary Public  
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name Joyce E. Massengill  
Mailing Address Et Als  
112 Lauchlin Lane  
Pelham, AL 35124

Grantee's Name Jonathan A. Gibbons  
Mailing Address Emily A. Gibbons  
8317 Wynwood Circle  
Helena, AL 35080

Property Address 8317 Wynwood Circle  
Helena, AL 35080

Date of Sale 08/23/2017  
Total Purchase Price \$ 189,000.00

Or  
Actual Value \$

20170828000312550 08/28/2017 12:51:03 PM DEEDS 3/3 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  
X Sales Contract  
X 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (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  
08/28/2017 12:51:03 PM  
\$27.00 CHERRY  
20170828000312550

Signature