

Return to after recordation:  
Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108  
File Number: OS3290-18000193

STATE OF ALABAMA  
COUNTY OF SHELBY

No consideration from mortgage

**WARRANTY DEED**

HUNTER P. MASSEY, divorced-not remarried, whose mailing address is 412 Ramsgate Drive, Maylene, AL 35114, and PATRICIA L. MASSEY, divorced-not remarried, whose mailing address is 514 Buck Creek Ln Arabast AL 35007, hereinafter referred to as "Grantor"

and

HUNTER P. MASSEY, an unmarried man, whose mailing address is 412 Ramsgate Drive, Maylene, AL 35114, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

LOT 373, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 12A, as recorded in Map Book 38, Page 45, in the Probate Office of Shelby County, Alabama.

BEING the same property conveyed from Professional Homebuilders, Inc., a corporation to Hunter P. Massey and Patricia L. Massey, husband and wife for and during their joint lives and upon the death of either, then to the survivor of them by deed dated February 29, 2008 and recorded March 3, 2008 in Instrument No. 20080303000085250 in the Office of the Judge of Probate of Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements,

hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed \_\_\_\_\_ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or \_\_\_\_\_ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 8 day of February, 2018.

  
HUNTER P. MASSEY

\_\_\_\_\_  
PATRICIA L. MASSEY

hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

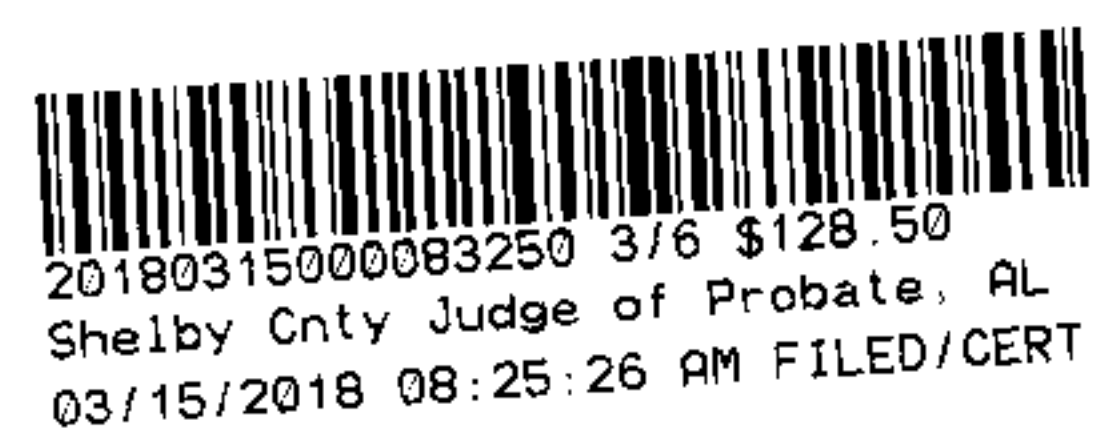
The property herein conveyed \_\_\_\_\_ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or \_\_\_\_\_ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 6 day of February, 2018.

\_\_\_\_\_  
HUNTER P. MASSEY

Patricia L. Massey  
PATRICIA L. MASSEY

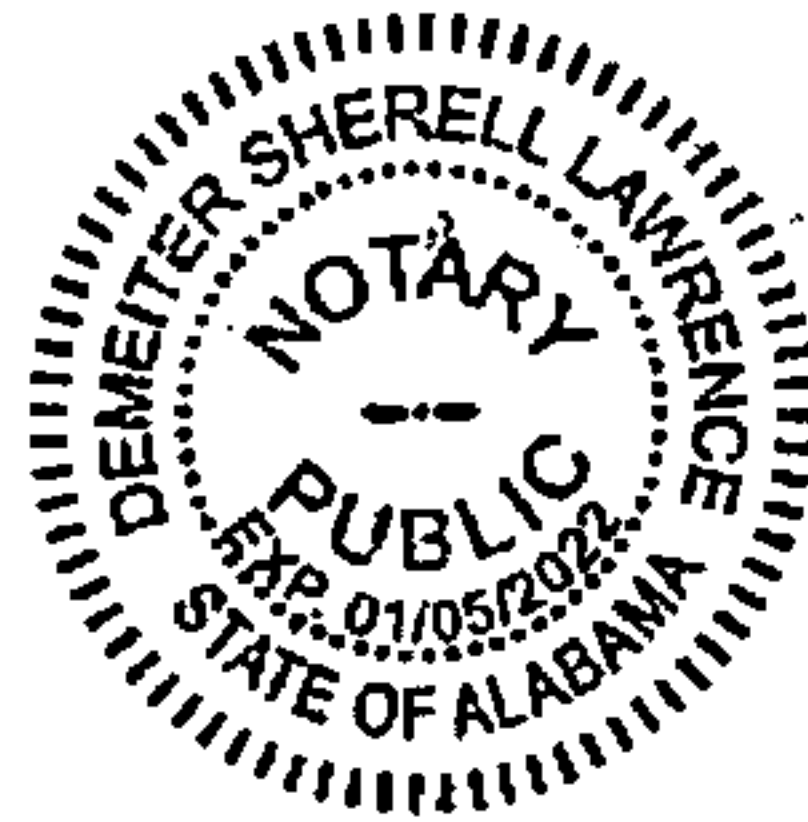


STATE OF ALABAMA  
COUNTY OF Montgomery

I, the undersigned Notary Public in and for said County and State, hereby certify that HUNTER P. MASSEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8 day of Feb., 2018.

DL  
\_\_\_\_\_  
Notary Public  
Demeter S. Lawrence  
Print Name  
My Commission expires: 1/5/22



STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that PATRICIA L. MASSEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Name  
My Commission expires:

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:  
Hunter P. Massey, 412 Ramsgate Drive, Maylene, AL 35114  
Patricia L. Massey, \_\_\_\_\_

Grantee's address:  
Hunter P. Massey, 412 Ramsgate Drive, Maylene, AL 35114

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that HUNTER P. MASSEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission expires:

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that PATRICIA L. MASSEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

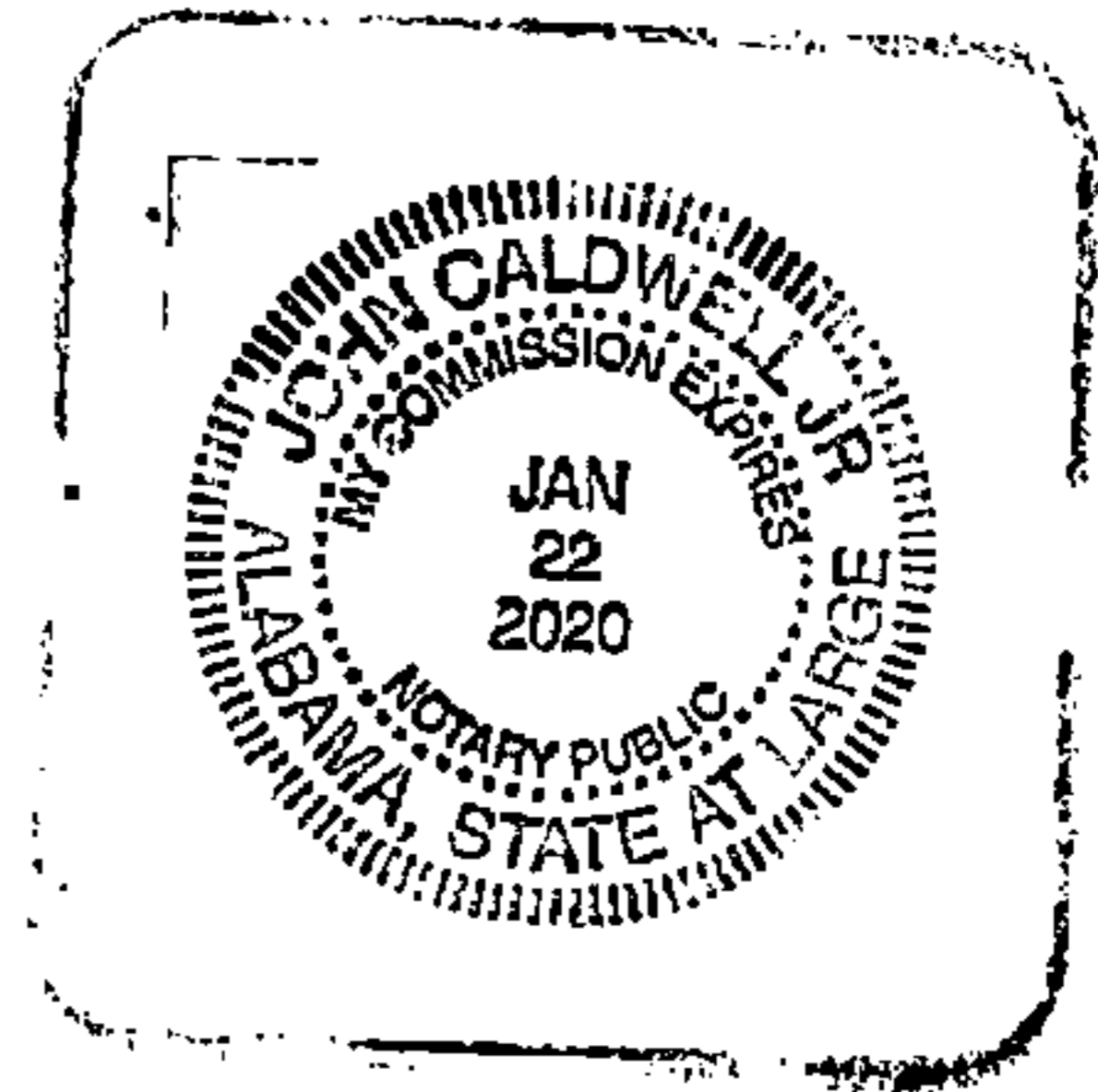
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 6 day of February, 2018.

John Caldwell, Jr  
Notary Public  
John Caldwell, Jr

\_\_\_\_\_  
Print Name

My Commission expires:

John Caldwell Jr  
My Commission Expires  
01/22/2020



This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:  
Hunter P. Massey, 412 Ramsgate Drive, Maylene, AL 35114  
Patricia L. Massey, \_\_\_\_\_

Grantee's address:  
Hunter P. Massey, 412 Ramsgate Drive, Maylene, AL 35114



Real Estate Sales Validation Form

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

Grantor's Name Patricia L. Massey
Mailing Address

Grantee's Name Hunter P. Massey
Mailing Address 412 Ramsgate Drive
Maylene AL 35114

Property Address 412 Ramsgate Drive
Maylene AL 35114

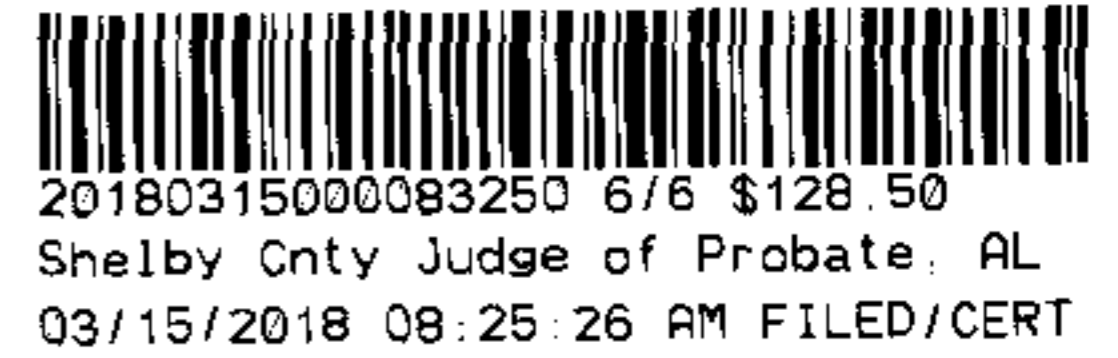
Date of Sale 02/06/2018
Total Purchase Price \$
or
Actual Value \$

20180315000083250 03/15/2018 08:25:26 AM DEEDS 6/6 or
Assessor's Market Value \$ 233,200.00
1/2 Value \$98,400.00

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
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 2/8/18

Print Hunter P. Massey HPM

Sign Hunter P. Massey
(Grantor/Grantee/Owner/Agent) circle one

Unattested
Shelby County, AL 03/15/2018
State of Alabama
Deed Tax: \$98.50

Handwritten signature