

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Chelsia D. Massey
3183 Pelham Parkway
Pelham, AL 35124

20180417000128080

STATE OF ALABAMA 04/17/2018 11:14:51 AM
COUNTY OF SHELBY DEEDS 1/4

Know All Men by These Presents: That in consideration of **Two Hundred Fifteen Thousand and no/100 Dollars (\$215,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **MARTHA S. KELLY**, a married woman; **MATTIE S. PICKLESIMER**, a married woman; **MARGARET S. BISHOP**, a married woman and **FRAN S. MASSEY**, a married woman, in their individual capacities and as **Co-Personal Representatives of the Estate of Connie M. Standifer, deceased, Shelby County, Alabama, Probate Case No. PR-2018-000076** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **CHELSEA D. MASSEY**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

The Grantor herein, Connie M. Standifer, deceased, was the surviving Grantee of that certain deed dated 09/06/1968, recorded in Book 254, Page 914. The other Grantee, Dan Standifer, having died on or about the 21st day of January, 1976.

Subject to mineral and mining rights if not owned by Grantor.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

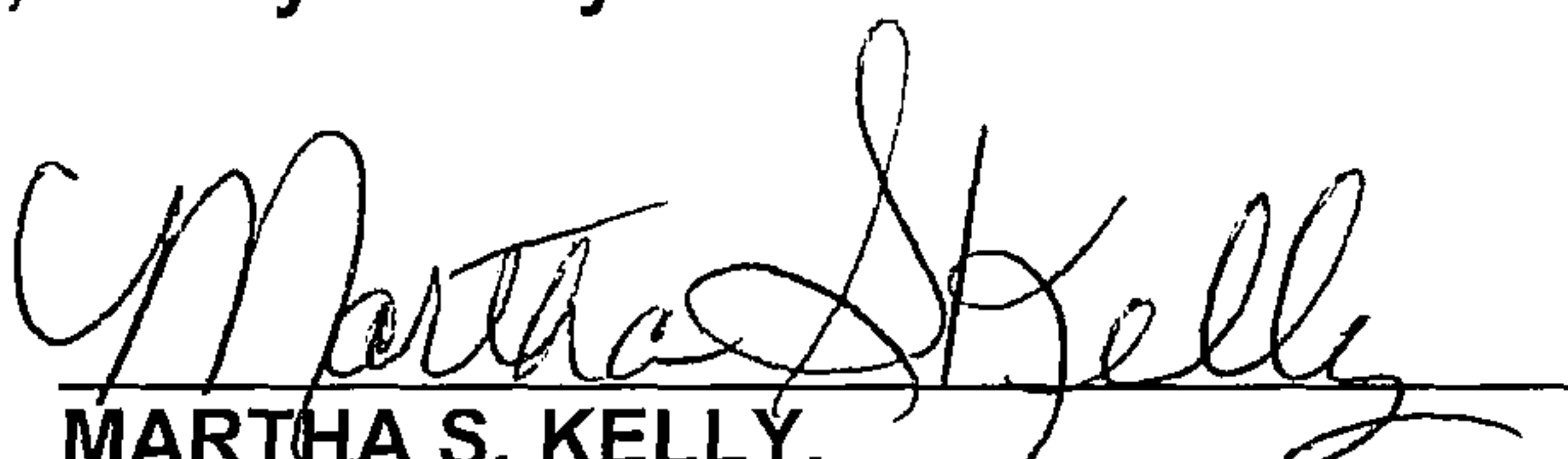
\$172,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

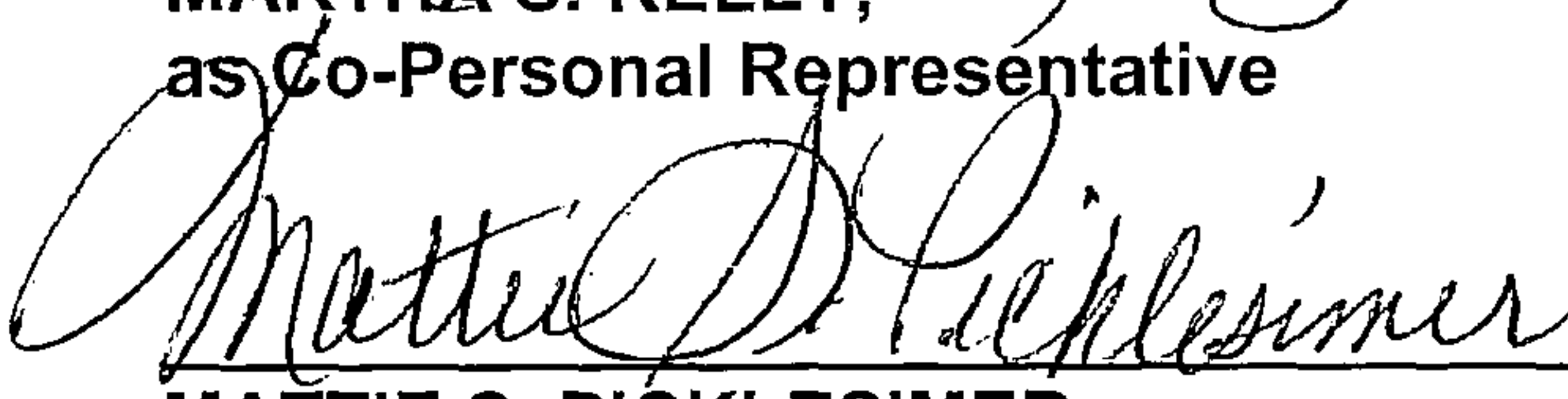
And the Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

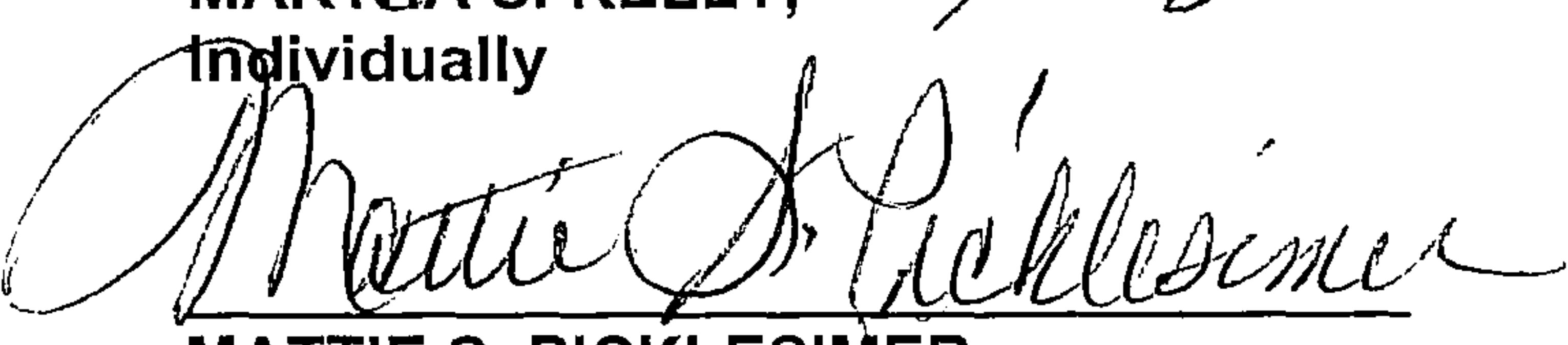
In Witness Whereof, the undersigned Grantor, who are authorized to execute this conveyance, has hereunto set its signature and seal this 10th day of April, 2018.

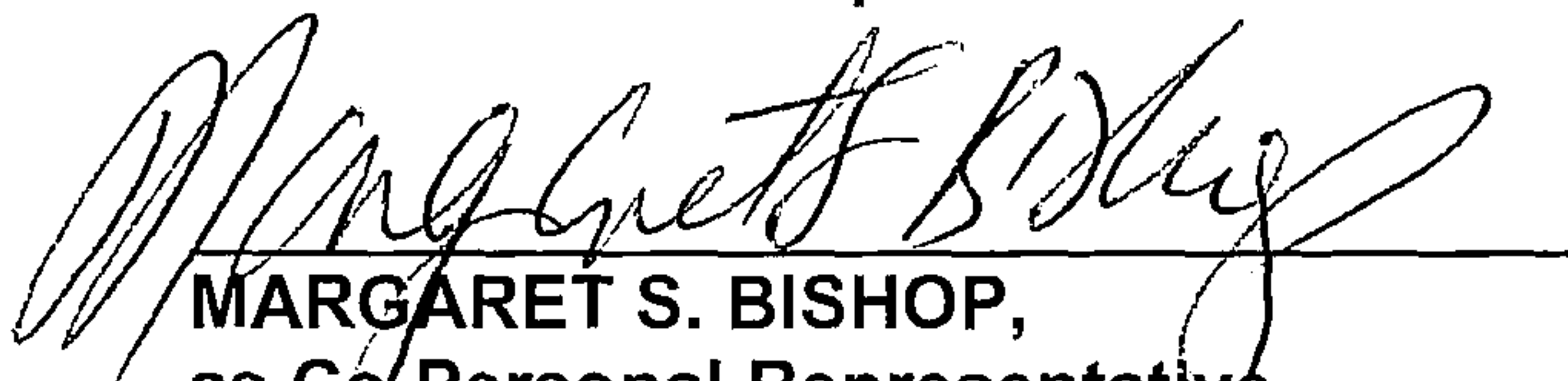
The Estate of Connie M. Standifer, Deceased, Shelby County Probate Case No. PR-2018-000076


MARTHA S. KELLY,
as Co-Personal Representative

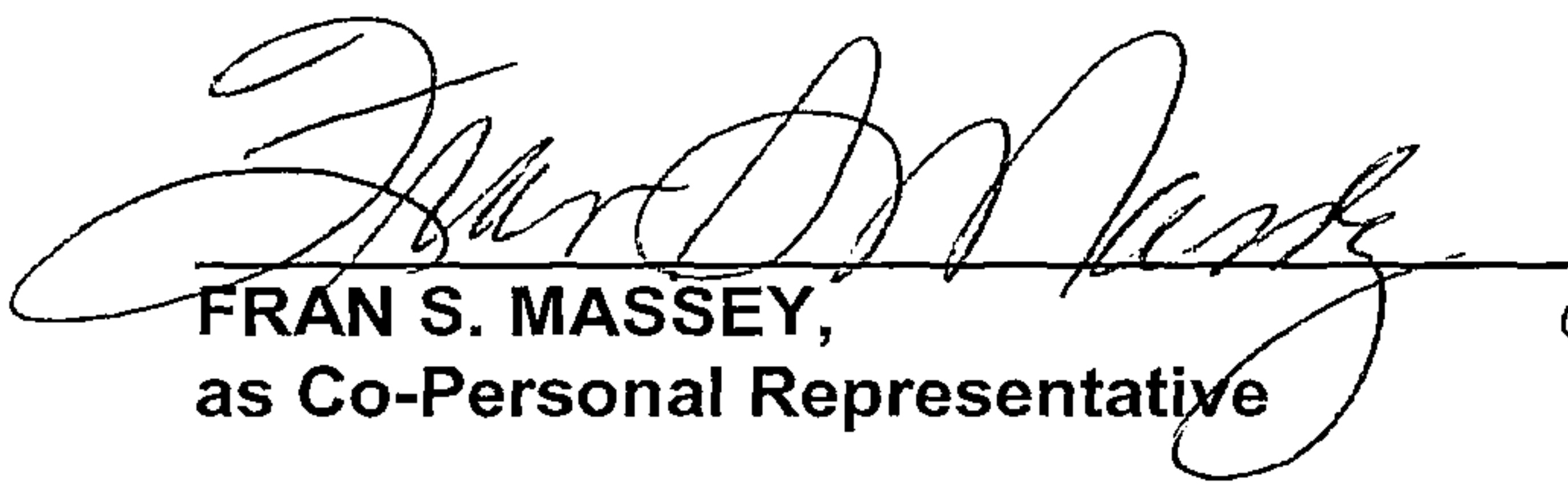

MARTHA S. KELLY,
Individually

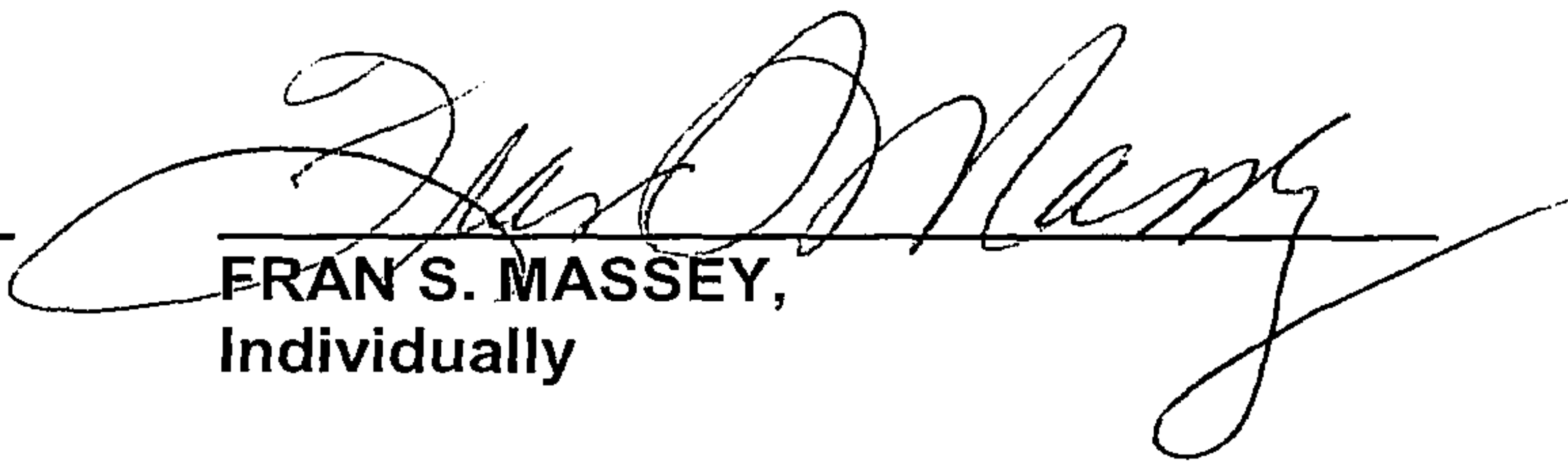

MATTIE S. PICKLESIMER,
as Co-Personal Representative


MATTIE S. PICKLESIMER,
Individually


MARGARET S. BISHOP,
as Co-Personal Representative


MARGARET S. BISHOP,
Individually


FRAN S. MASSEY,
as Co-Personal Representative


FRAN S. MASSEY,
Individually

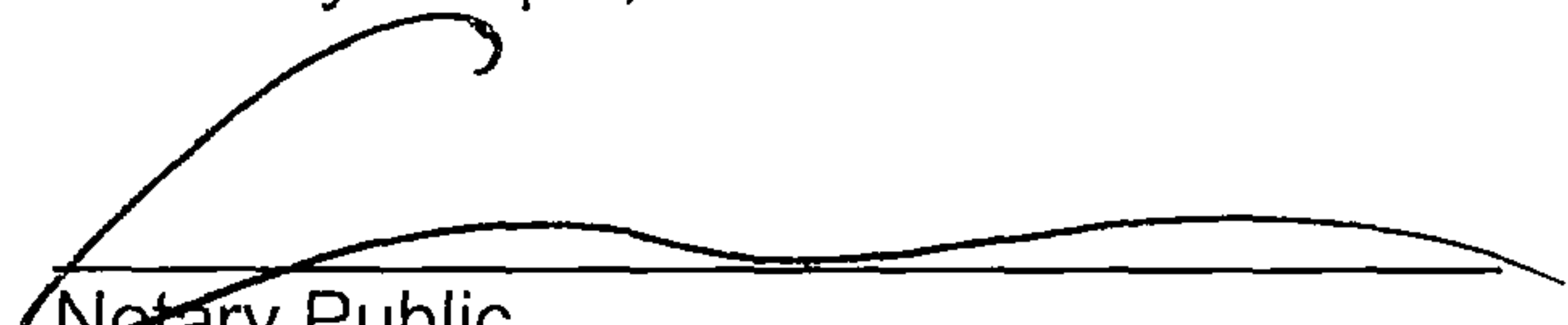
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. Pr-2018-000076**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 10th day of April, 2018.

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


Notary Public
My Commission Expires: 01/30/2021

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name 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 10th day of April, 2018.

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

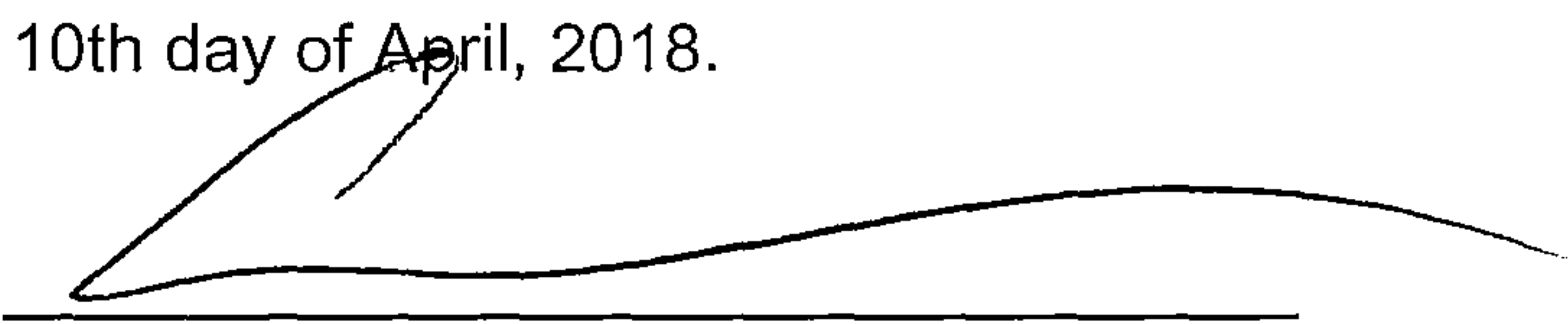

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

From the Northeast corner of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West run Westerly along the North boundary line of said 1/4 - 1/4 Section for 253.3 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the last said course for 200.0 feet; thence turn an angle of 91 degrees, 50 minutes to the left and run Southerly 309.18 feet; thence turn an angle of 88 degrees, 11 minutes, 42 seconds to the left and run Easterly 200.0 feet; thence turn an angle of 91 degrees, 48 minutes, 18 seconds to the left and run Northerly 310.0 feet, more or less, to the point of beginning. Said land being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West.

LESS AND EXCEPT the following real estate situated in Shelby County, Alabama to-wit:

The South 100 feet of the following described lot; from the NE corner of SE 1/4 of NE 1/4 of Section 3, Township 21 South, Range 3 West run Westerly along the North boundary line of said 1/4 - 1/4 Section for 253.3 feet to the point of beginning of the land herein described; thence continue Westerly along the last said course for 200.0 feet; thence turn an angle of 91° 50' to the left and run Southerly 309.18 feet; thence turn an angle of 88° 11' 42" to the left and run Easterly 200.0 feet; thence turn an angle of 91° 48' 18" to the left and run Northerly 310.0 feet, more or less, to the point of beginning. This land being located in the SE 1/4 of NE 1/4 of Section 3, Township 21 South, Range 3 West.

PARCEL NO.: 23-2-03-1-002-018.000

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Connie M. Standifer	Grantee's Name	Chelsia D. Massey
Mailing Address	1488 Arabian Road Columbiana, AL 35051	Mailing Address	1210 4 th Ave SW Alabaster, AL 35007
Property Address	1210 4 th Ave SW Alabaster, AL 35007	Date of Sale	April 10, 2018
		Total Purchase Price \$	215,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

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	Sign
(verified by)	(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
04/17/2018 11:14:51 AM
\$67.00 CHERRY
20180417000128080

[Signature]