

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
William Hoffman and Olivia Hoffman
2651 Buckboard Rd
Birmingham, AL 35244

WARRANTY DEED

20190903000324310

09/03/2019 11:32:46 AM

DEEDS 1/4

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars (\$340,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Brandon James Massey and Jessica Sally Massey, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Christopher Hoffman, Jr. and Olivia Hoffman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 87, according to the survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$323,000.00 executed and recorded simultaneously herewith.

Brandon James Massey and Brandon Massey, Grantor in deed recorded in Instrument No. 20100625000203200 are one and the same person.

Jessica Sally Massey and Jessica Massey, Grantor in deed recorded in Instrument No 20100625000203200 are one and the same person.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

J. Mary Jessica Sally Massey
Jessica Sally Massey

STATE OF ~~ALABAMA~~ ^{NC}
COUNTY OF ~~JEFFERSON~~ ^{Cabarrus}

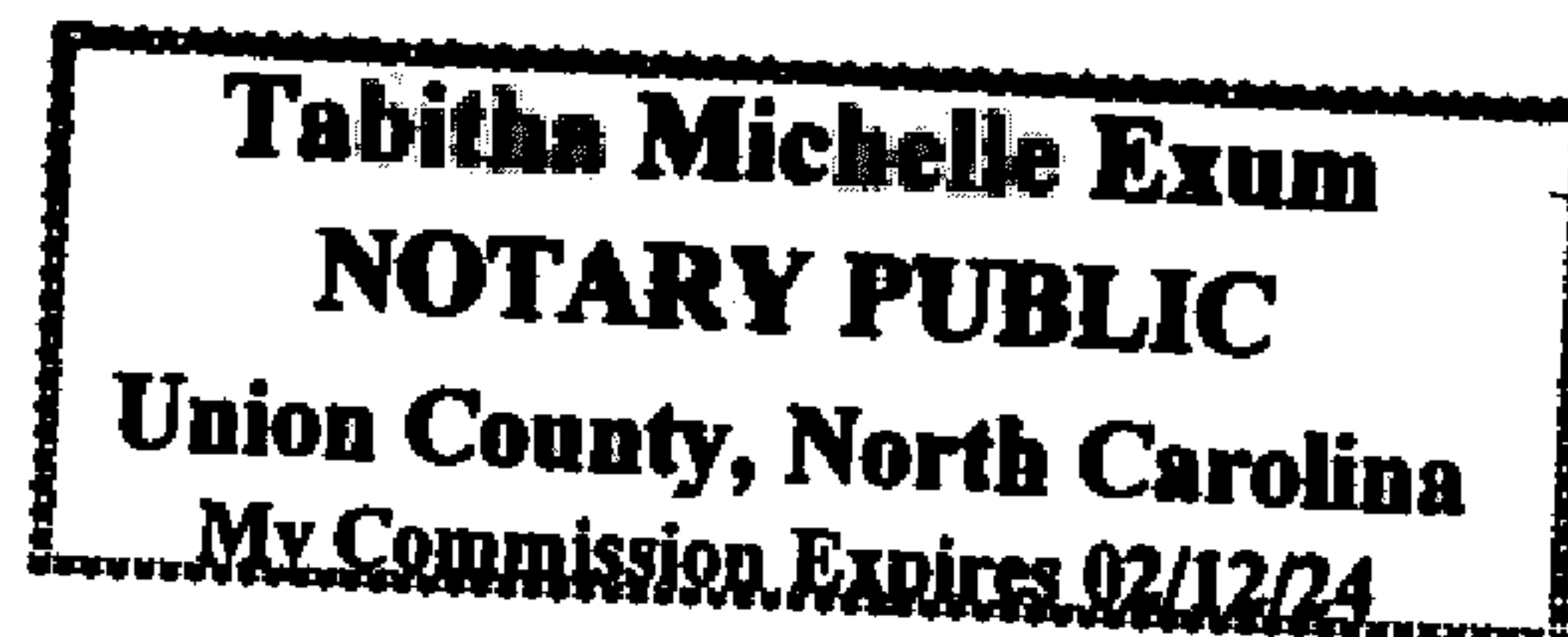
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Sally Massey whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of August, 2019.

Tabitha Michelle Exum

Notary Public

My commission expires: 02/12/2024



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of August, 20 19.

B. Massey / Brandon James Massey by Jessica Sally Massey, his attorney in fact.
Brandon James Massey by Jessica Sally Massey, his attorney in fact

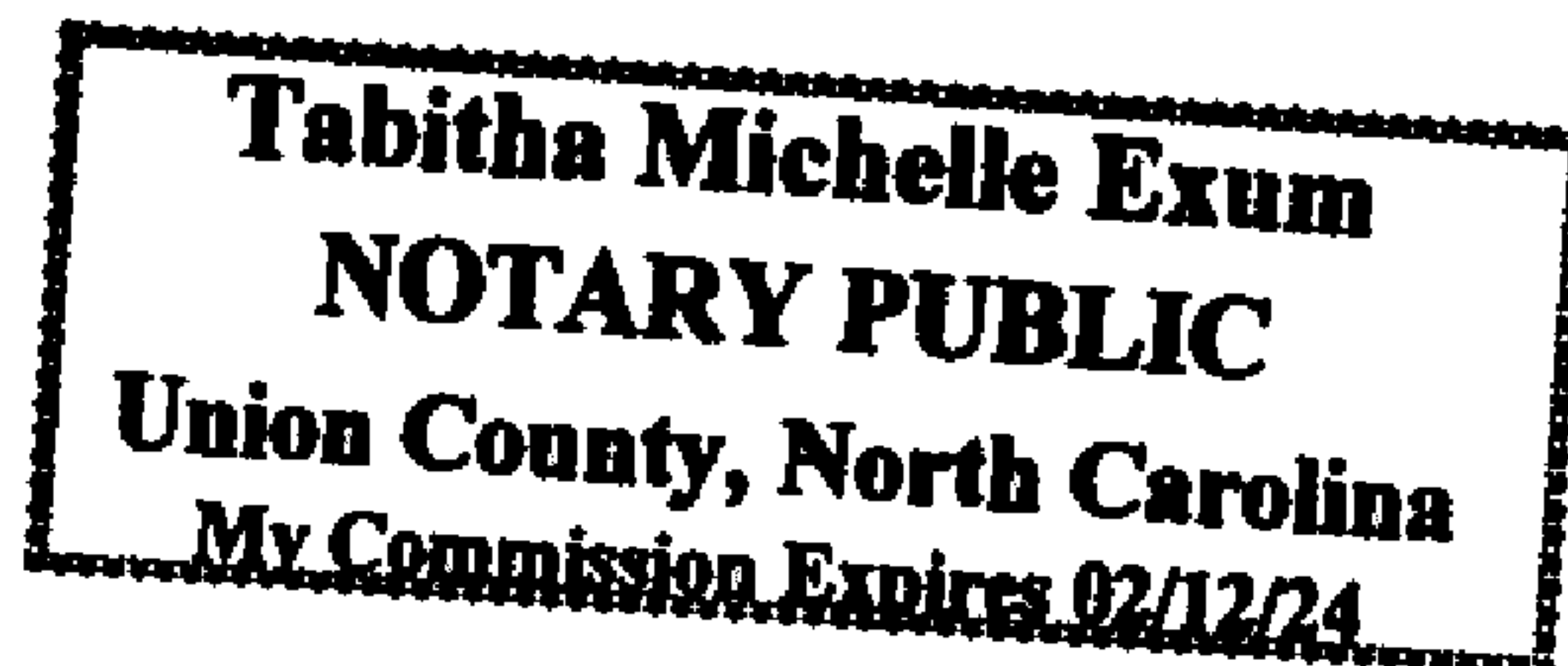
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STATE OF NC
COUNTY OF Cabarrus

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Sally Massey whose name as Attorney in Fact for Brandon James Massey 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/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 28th day of August, 20 19.

Tabitha Michelle Exum
Notary Public
My commission expires: 02/12/2024



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Brandon James Massey and Jessica Sally Massey	Grantee's Name	William Christopher Hoffman, Jr. and Olivia Hoffman
Mailing Address	2651 Buckboard Rd Birmingham, AL 35244	Mailing Address	2651 Buckboard Rd Birmingham, AL 35244
Property Address	2651 Buckboard Rd Birmingham, AL 35244	Date of Sale	August 30, 2019
		Total Purchase Price	\$340,000.00
		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 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 - Brandon James Massey and Jessica Sally Massey, 2651 Buckboard Rd,
Birmingham, AL 35244.

Grantee's name and mailing address - William Christopher Hoffman, Jr. and Olivia Hoffman, 2651 Buckboard Rd,
Birmingham, AL 35244.

Property address - 2651 Buckboard Rd, Birmingham, AL 35244

Date of Sale - August 30, 2019.

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: August 30, 2019

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2019 11:32:46 AM
\$48.00 CHERRY
20190903000324310

Allen S. Bayl