

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

SEND TAX NOTICE TO:
Brian Lee Bartram and Hauphuc Thi Le
1620 Creekside Dr.
Hoover, AL 35244

WARRANTY DEED

20191024000392600

STATE OF ALABAMA

)

10/24/2019 02:44:04 PM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-Three Thousand And No/100 Dollars (\$123,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kevin S. Massey, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Lee Bartram and Hauphuc Thi Le (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 10, according to the Survey of the Cottages of Saratoga, Phase I, as recorded in Map Book 31, Page 114, 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.

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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 23rd day of October, 2019.



Kevin S. Massey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin S. Massey whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of October, 2019.



Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Kevin S. Massey
 Mailing Address 238 Saratoga Ln.
 Calera, AL 35040

Grantee's Name Brian Lee Bartram and Hauphuc Thi
 Le
 Mailing Address 1620 Creekside Dr.
 Hoover, AL 35244

Property Address 238 Saratoga Ln.
 Calera, AL 35040

Date of Sale October 23, 2019

Total Purchase Price \$123,000.00

or

Actual Value \$

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

☐ 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 - Kevin S. Massey, 238 Saratoga Ln., Calera, AL 35040.

Grantee's name and mailing address - Brian Lee Bartram and Hauphuc Thi Le, 1620 Creekside Dr., Hoover, AL
 35244.

Property address - 238 Saratoga Ln., Calera, AL 35040

Date of Sale - October 23, 2019.

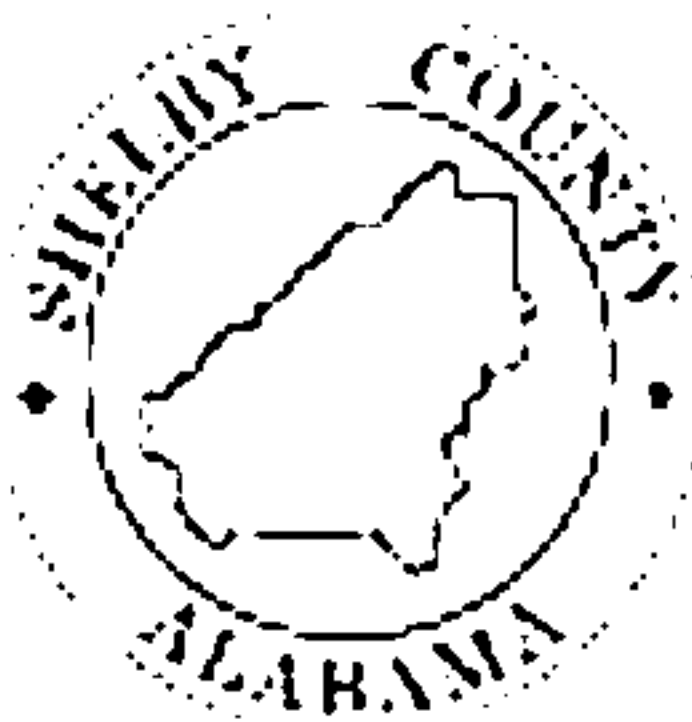
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

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: October 23, 2019



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2019 02:44:04 PM
 \$148.00 CHERRY
 20191024000392600

Sign Courtney Carter
 Agent

Allen S. Bayl