

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
Mass Holdings, LLC  
517 Rosebury Road  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of NINETY THOUSAND and 00/100 Dollars (\$90,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, W. B. CARPENTER and S. ELAINE CARPENTER, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto MASS HOLDINGS, LLC., an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 43, except the North one (1) foot, according to the Survey of Second Sector, Portsouth, as recorded in Map Book 6, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to:

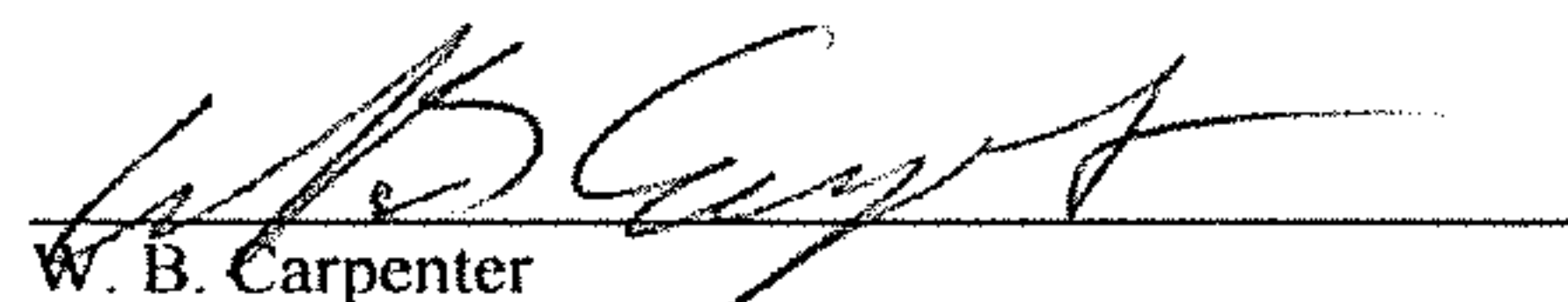
1. Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mining Rights leased, granted or retained by prior owners;
4. Current Zoning Classification and Use Restrictions.

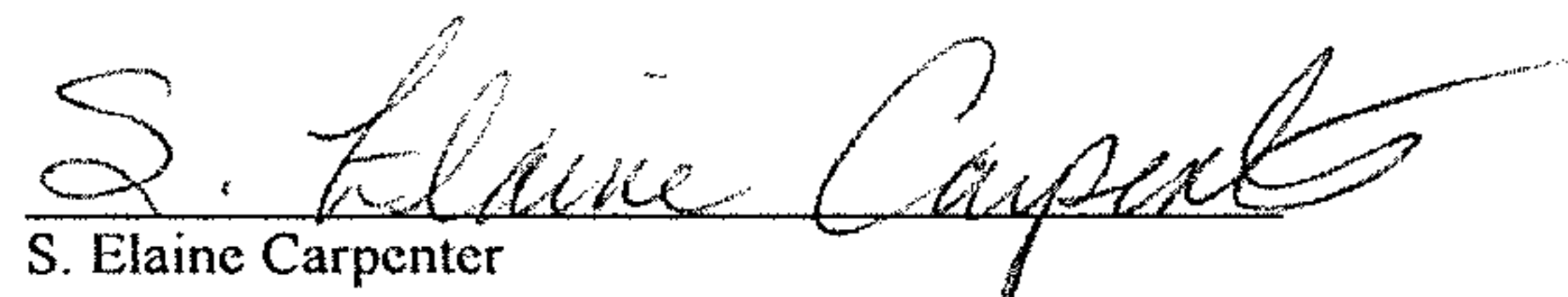
\$90,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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

IN WITNESS WHEREOF, we hereunto set our hand and seal on this the 28th day of February, 2020.

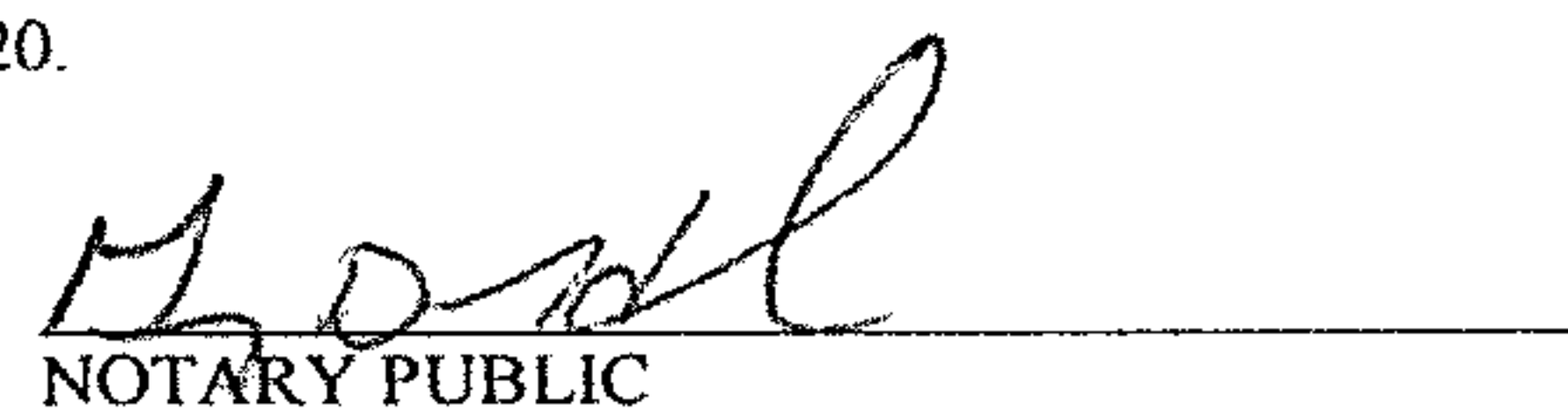
  
W. B. Carpenter

  
S. Elaine Carpenter

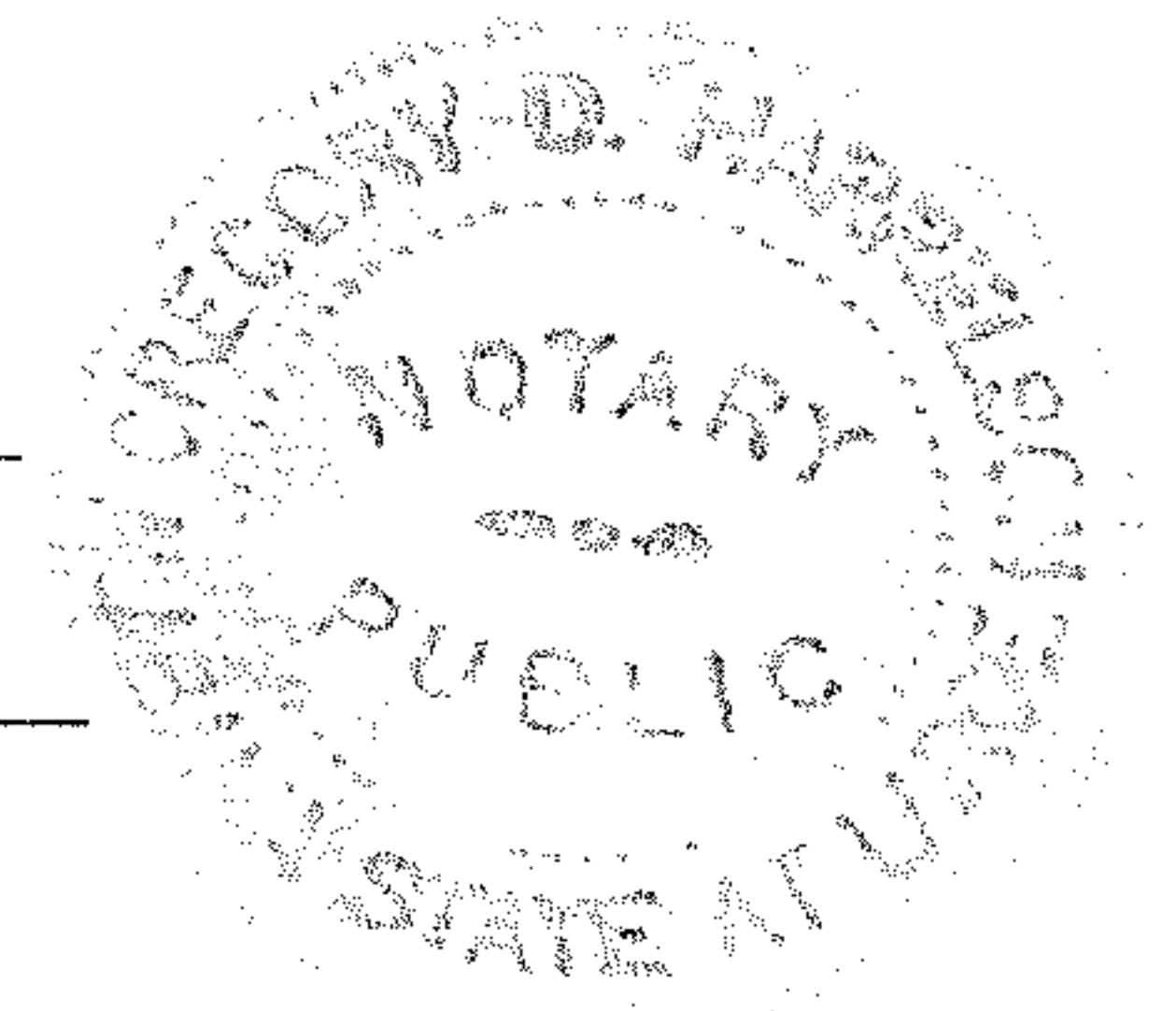
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. B. Carpenter and S. Elaine Carpenter, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand, this 28th day of February, 2020.

  
NOTARY PUBLIC

My Commission Expires: 8-21-23





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/06/2020 08:36:54 AM  
 \$26.00 CATHY  
 20200406000132110

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name W. B. Carpenter  
 Mailing Address S. Elaine Carpenter  
1126 Eagle Dr  
Maylene, AL 35114

Grantee's Name Mass Holdings, LLC  
 Mailing Address 517 Rosebury Road  
Helena, AL 35080

Property Address 109 Sand Pebble Street  
Alabaster, AL 35007

Date of Sale 02/28/2020  
 Total Purchase Price \$ 90,000.00  
 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 - 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 2-28-2020

Print William B. Carpenter

Unattested

Sign *Allen S. Bayl*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1