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10/08/2020 02:12:23 PM
DEEDS 1/2

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 ONE HUNDRED EIGHTY THOUSAND and 00/100 Dollars (\$180,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Norma K. Courtney, a single individual, (herein referred to as GRANTOR) does 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 6, in Sector II, according to the Map and Survey of Indiancreek, Phase II, Sectors I & II, as recorded in Map Book 14, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to:

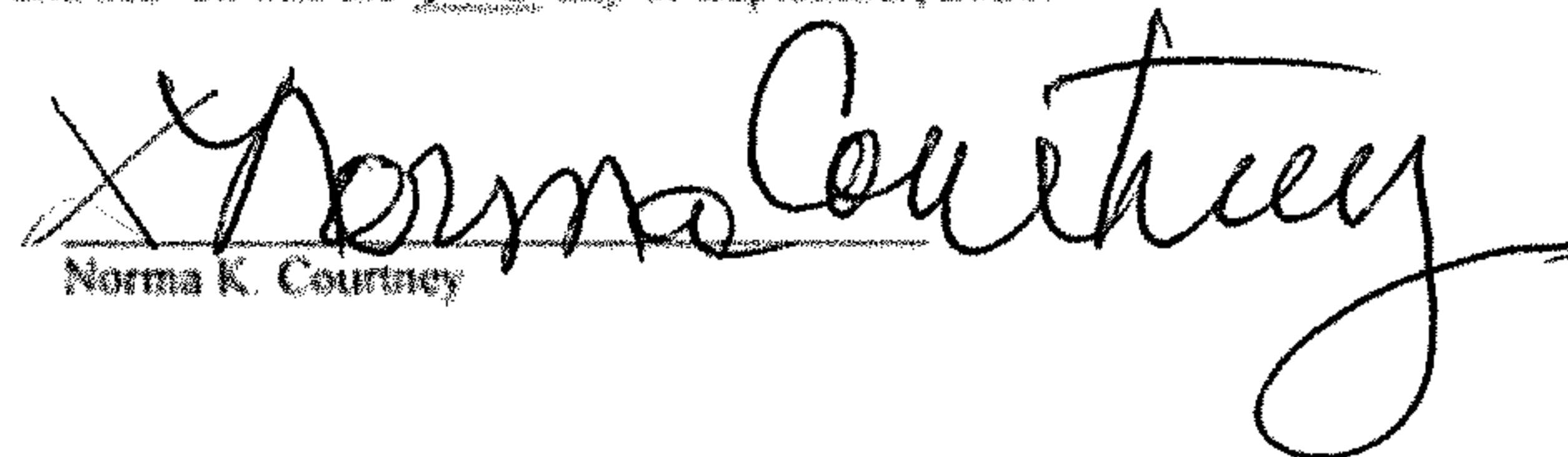
1. Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and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

\$180,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith

Norma K. Courtney is the sole surviving Grantee of that deed recorded at Inst # 1999-23107. Dennis C Courtney having died on or about September 27, 2017.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever
And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her 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, I hereunto set my hand and seal on this the 28 day of September, 2020.

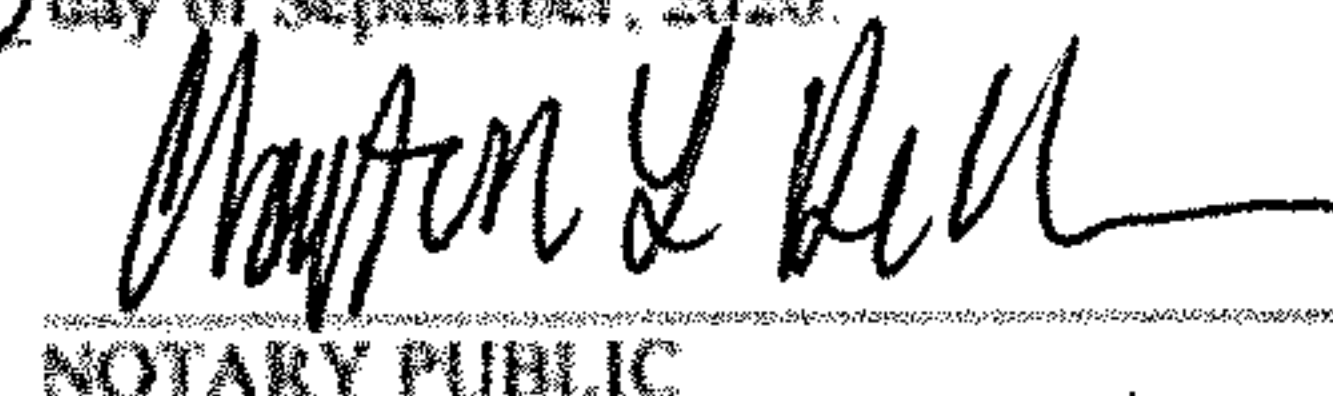

Norma K. Courtney

STATE OF WISCONSIN
COUNTY OF ROCK

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Norma K. Courtney, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28 day of September, 2020.

CLAYTON L DEREMER
Notary Public
State of Wisconsin


NOTARY PUBLIC

My Commission Expires: 06/09/2024

Real Estate Sales Validation Form

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

Grantor's Name Norma K. Courtney
 Mailing Address 932 Garfield Ave
Beloit WI 53511

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

Property Address 107 Indian Creek Drive
Pelham, AL 35124

Date of Sale 09/29/2020
 Total Purchase Price \$ 180,000
 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 9/29/20

Print MICHAEL HUGGINS BOTHAM

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2020 02:12:23 PM
 \$26.00 CHERRY
 20201008000457750

Ann S. Boyd