

This instrument prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Nicholas L. Massey
Chelsea M. Mazssey
305 Newgate Ct.
Alabaster, AL 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of Three Hundred Fifteen Thousand and No/100 Dollars (\$315,000.00 to the undersigned Grantor(s), James Donald Roberts and Sally Hill Roberts, Husband and Wife, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Nicholas L. Massey and Chelsea M. Massey, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 19, BLOCK 3, ACCORDING TO THE SURVEY OF NORWICK FOREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2021.
2. Easements, restrictions, conditions and reservations of record.

\$252,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 hereby 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.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th day of October, 2020.

James Donald Roberts
By Sally Hill Roberts
His Attorney in Fact

_____(SEAL)
 James Donald Roberts

Sally Hill Roberts (SEAL)
 Sally Hill Roberts

STATE OF ALABAMA)

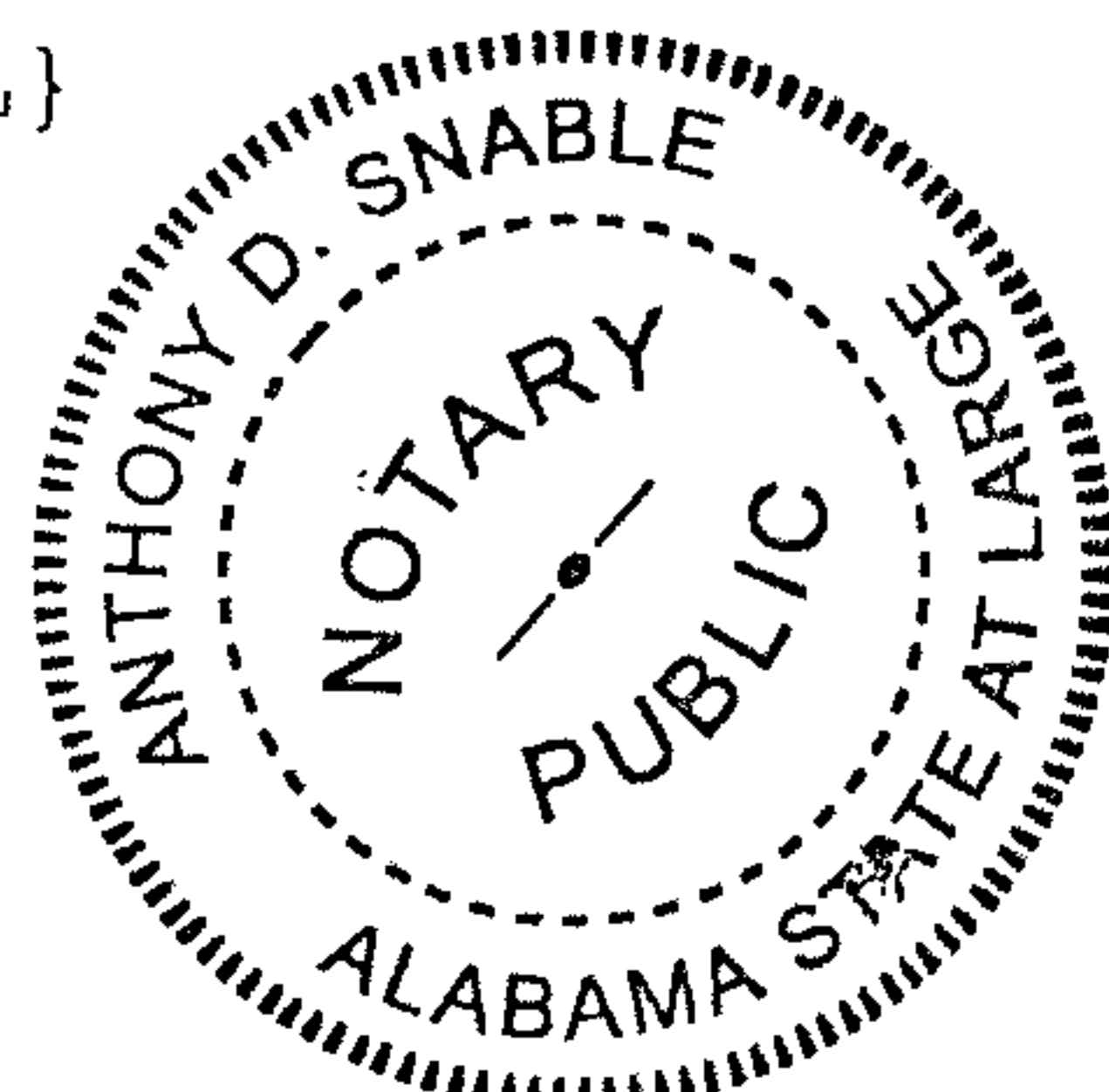
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Sally Hill Roberts, whose name as Attorney in Fact for James Donald Roberts, 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 as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of said James Donald Roberts.

GIVEN under my hand and official seal on this 30th day of October, 2020.

[Signature]
 Notary Public-Anthony D. Snable

{NOTARIAL SEAL}




My Commission Expires: 10/10/2023

STATE OF ALABAMA)

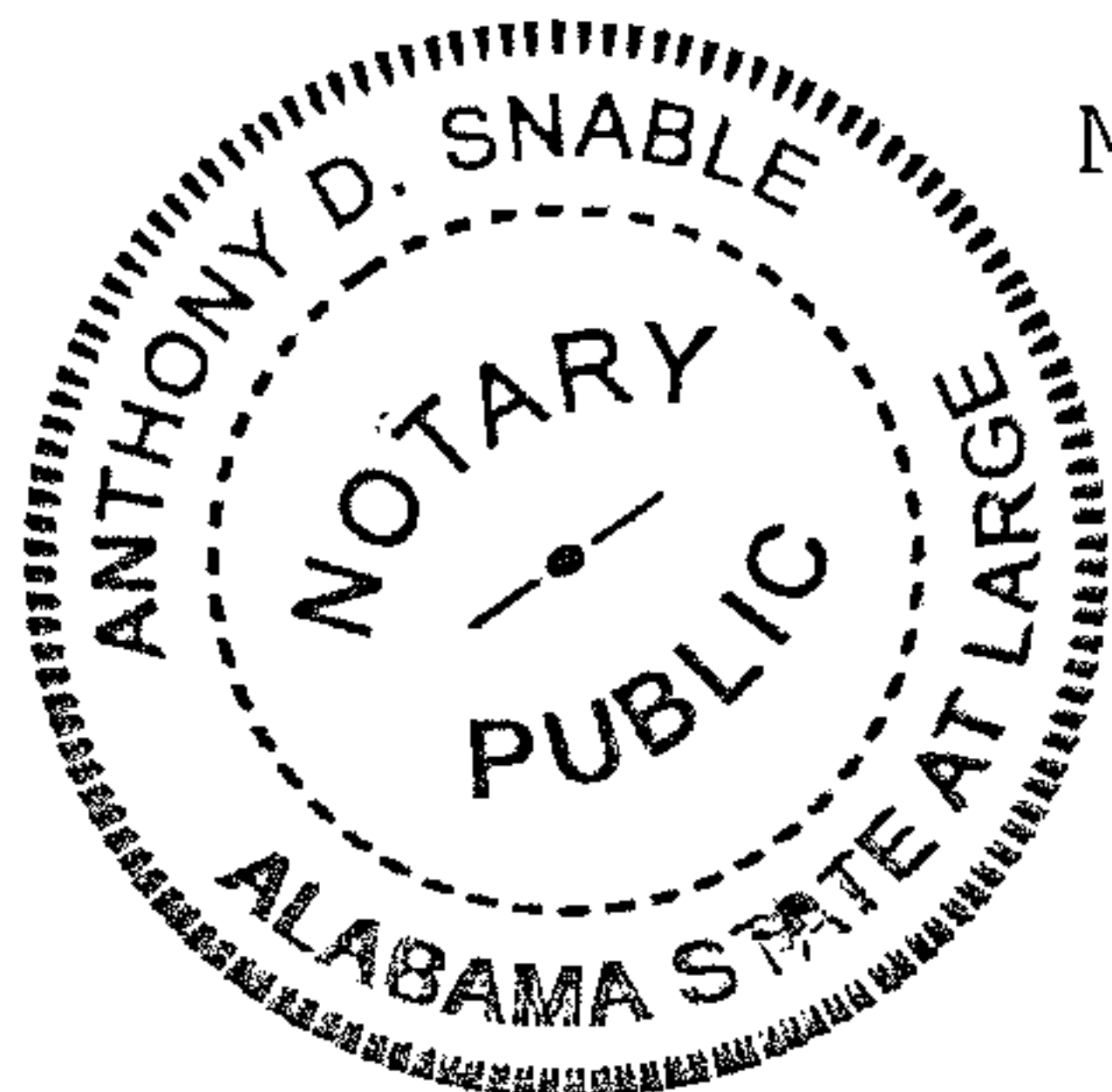
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Hill Roberts, 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 the 30th day of October, 2020.


Notary Public Anthony D. Snable

{NOTARIAL SEAL}



My Commission Expires:10/10/2023

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name James Donald Roberts
Sally Hill RobertsGrantee's Name Nicholas L. Massey
Chelsea M. MasseyMailing Address 305 Newgate Ct.
Alabaster, AL 35007Mailing Address 305 Newgate Ct.
Alabaster, AL 35007Property Address 305 Newgate Ct.
Alabaster, AL 35007Date of Sale 10/30/2020
Total Purchase Price \$315,000.00

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 Appraisal
 Sales Contract Other
 X 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 validation, 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: 10-/30/2020Print Name: Anthony D. Snable, Attorney Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2020 09:41:15 AM
 \$94.00 MISTI
 20201103000496410

Allen S. Bayal