

This instrument prepared by:
John Ritondo
240 Applegate Parkway
Pelham, AL 35124

SEND TAX NOTICE TO:
Margaret Massey and Roger Massey
730 Rosebury Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Ninety Thousand And No/100 Dollars (\$390,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Timothy A. Causey and Jacqueline Roy Causey , A Married Couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Margaret Massey and Roger Massey (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 171, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Pages 123 A, B, and C 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.

TIMOTHY A. CAUSEY AND TIMOTHY ALLEN CAUSEY ARE ONE AND THE SAME PERSON BEING GRANTEE IN DEED RECORDED IN INSTRUMENT 20190402000103990.

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 June 30, 2021.

Timothy A. Causey by Jacqueline Roy Causey, Attorney in Fact
 Timothy A. Causey by Jacqueline Roy
 Causey, Attorney in Fact

Jacqueline Roy Causey
 Jacqueline Roy Causey

STATE OF ALABAMA
 COUNTY OF JEFFERSON

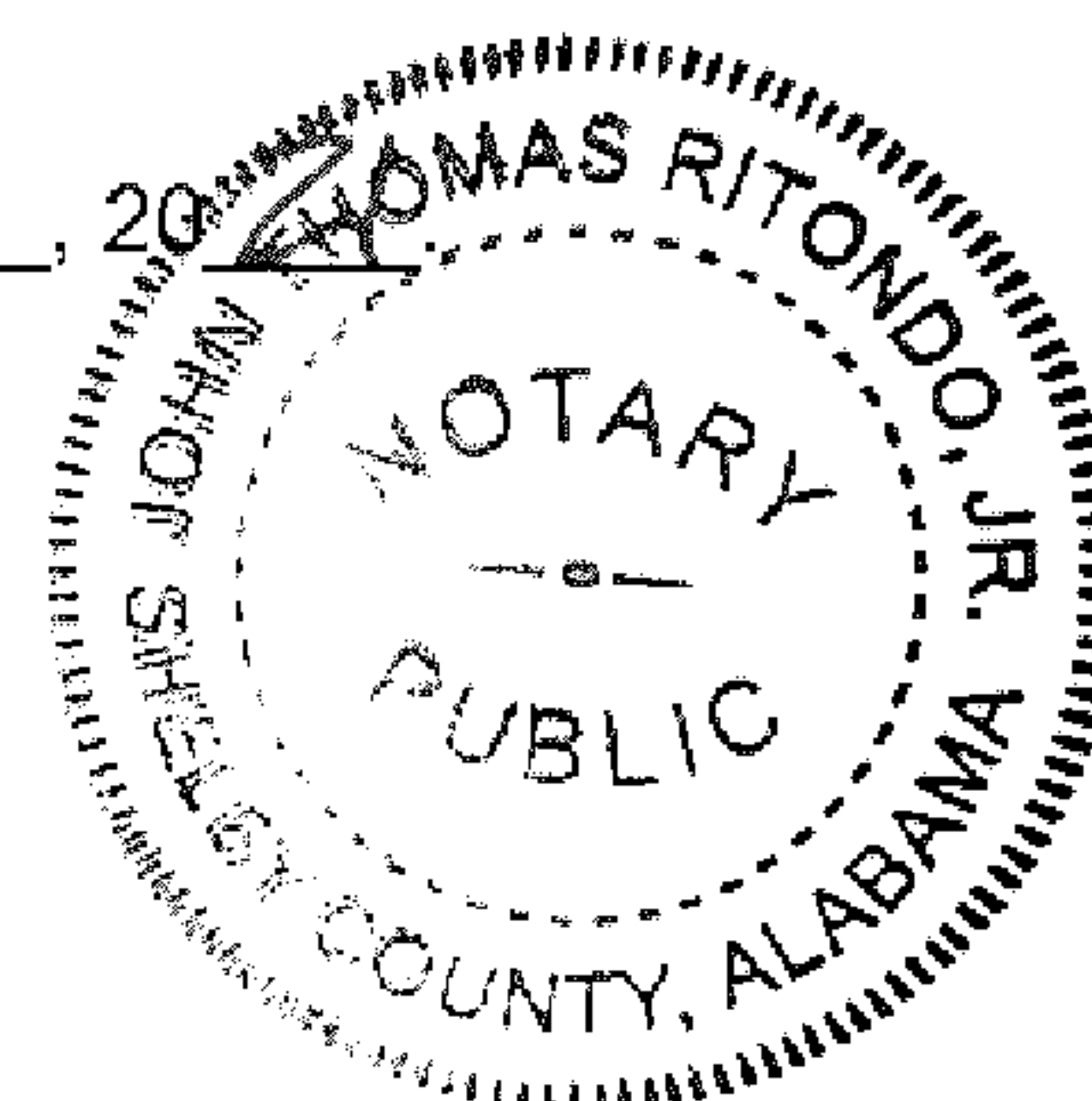
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacqueline Roy Causey whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal on this 30th day of June, 2021

Notary Public

My commission expires:

John Thomas Ritondo, Jr.
 Notary Public, Alabama State At Large
 My Commission Expires August 29, 2023



STATE OF ALABAMA
 COUNTY OF JEFFERSON

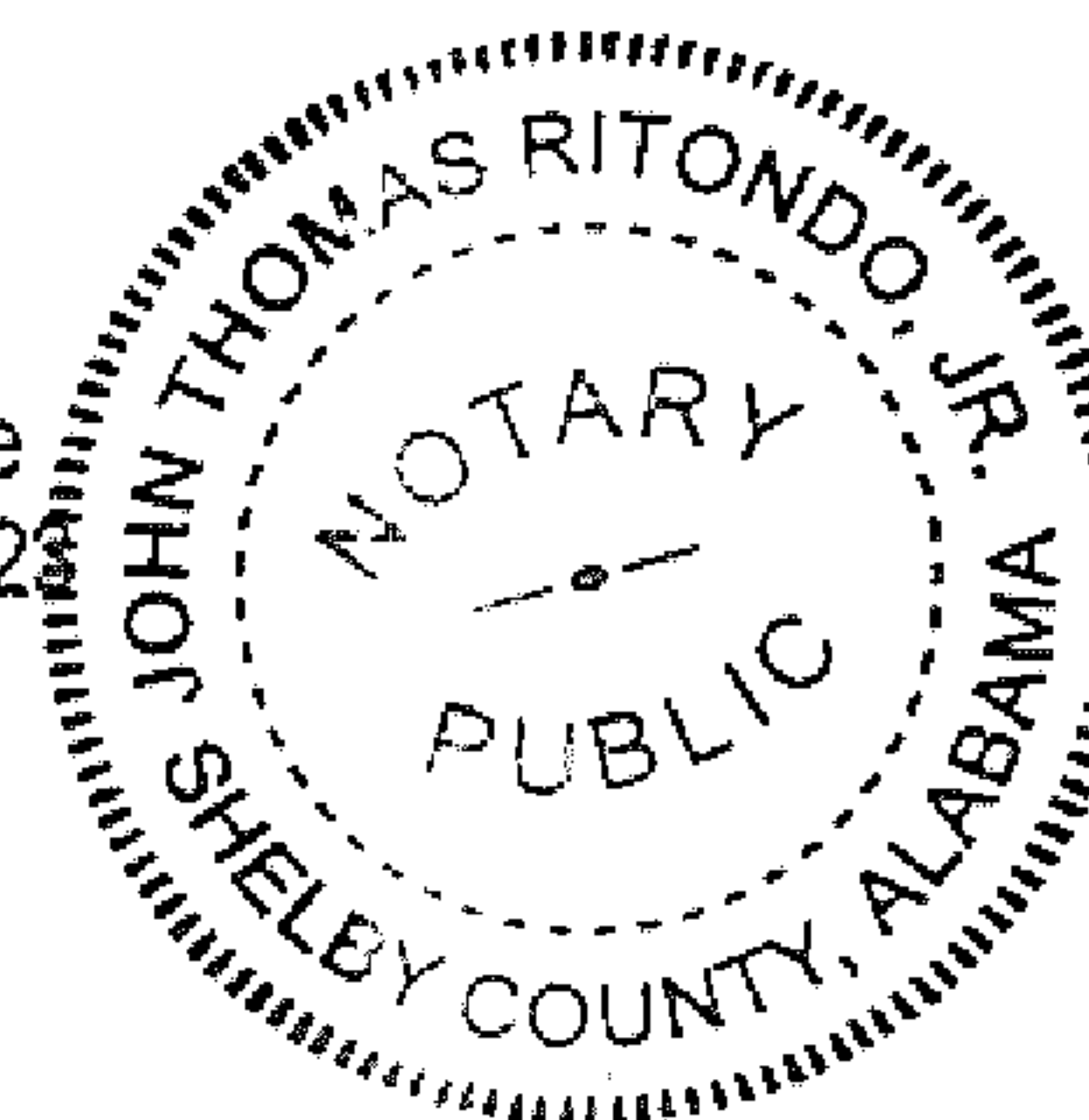
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jaucqueline Roy Causey whose name Attorney in Fact for Timothy Allen Causey is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal on this 30th day of June, 2021

Notary Public

My commission expires:

John Thomas Ritondo, Jr.
 Notary Public, Alabama State At Large
 My Commission Expires August 29, 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	Timothy A. Causey and Jacqueline Roy Causey	Grantee's Name	Margaret Massey and Roger Massey
Mailing Address	<u>730 Rosebury Rd</u> <u>Helena, AL 35080</u>	Mailing Address	730 Rosebury Road Helena, AL 35080
Property Address	730 Rosebury Road Helena, AL 35080	Date of Sale	June 30, 2021
		Total Purchase Price	\$390,000.00
		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 - Timothy A. Causey and Jacqueline Roy Causey, . .

Grantee's name and mailing address - Margaret Massey and Roger Massey, 730 Rosebury Road, Helena, AL 35080.

Property address - 730 Rosebury Road, Helena, AL 35080

Date of Sale - June 30, 2021.

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.

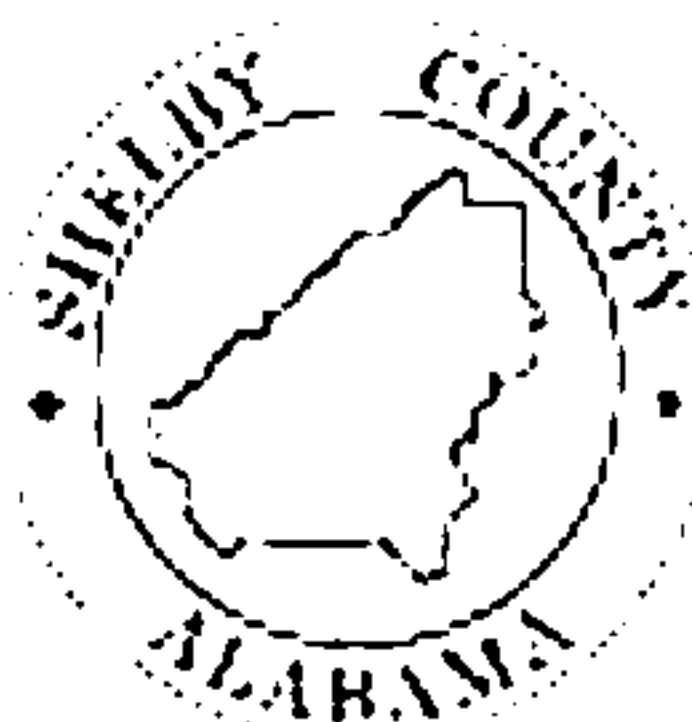
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: June 30, 2021

Sign [Signature]
Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2021 10:32:20 AM
 \$419.00 JOANN
 20210701000319230

Allen S. Bevil