

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Grant and Megan Massey
52 Hodgens Rd.
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, FRANK JOSEPH BELLAFATO, JR. and RENEE BELLAFATO, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GRANT RYAN MASSEY and MEGAN MASSEY, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.'

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 15th day of October, 2021.


FRANK JOSEPH BELLAFATO, JR.


RENEE BELLAFATO

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK JOSEPH BELLAFATO, JR. and RENEE BELLAFATO, 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 and official seal this the 15th day of October, 2021.


NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025

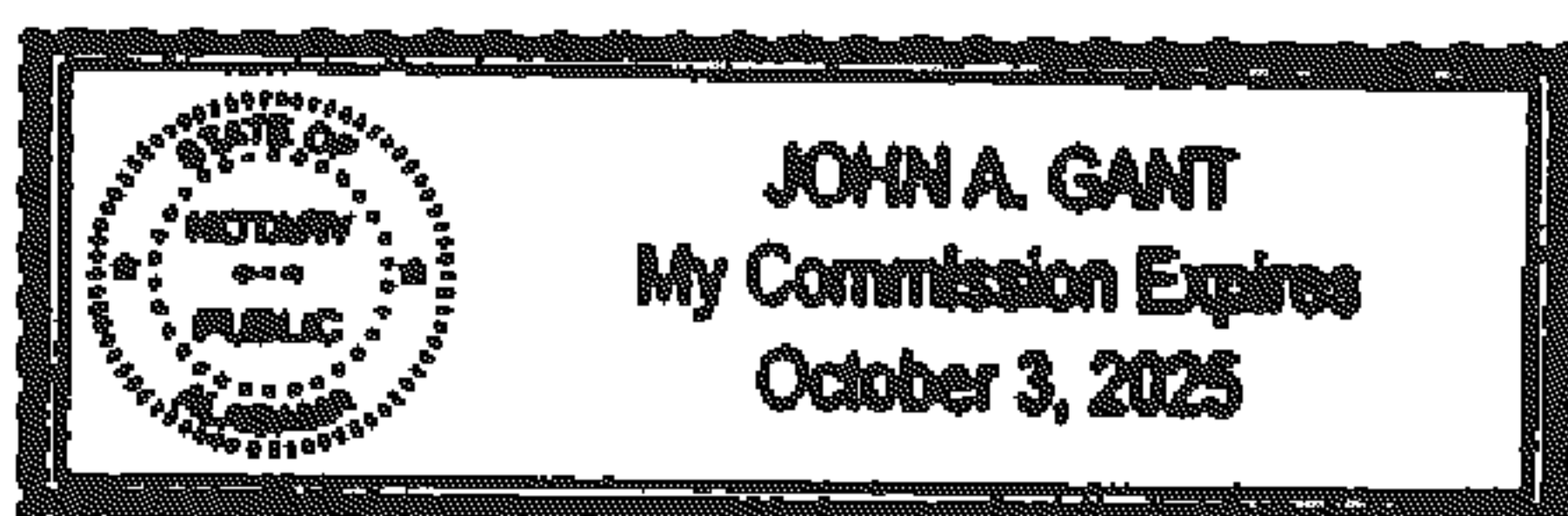


EXHIBIT "A"

A tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said 1/4-1/4 section; thence run in an Easterly direction along the south line of said 1/4-1/4 section a distance of 538.65 feet; thence turn 91°06'00" left and run northerly a distance of 279.39 feet; thence turn 90°21'46" right and run easterly 200.00 feet; thence turn 90°21'46" left and run Northerly 406.81 feet to a point on the Southerly right of way line of Shelby County Highway No. 11; thence turn 107°36'44" left and run along said right of way 585.97 feet, thence turn 72°23'16" left and run southerly 188.85 feet; thence turn 72°23'16" right and run Southwesterly 188.85 feet to a point on the west line of said 1/4-1/4 section; thence turn 72°23'16" left and run 251.31 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Frank & Renee Bellafato
 Mailing Address 11332 Highway 55
Sterrett, AL 35147

Grantee's Name Grant & Megan Massey
 Mailing Address 52 Hodgens Rd.
Chelsea, AL 35043

Property Address 52 Hodgens Rd.
Chelsea, AL 35043
 Filed and Recorded
 Official Public Record
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/19/2021 08:57:41 AM
 \$116.00 JOANN
 20211019000506760

Date of Sale 10/15/2021
 Total Purchase Price \$ 425,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

Allen S. Bayl

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/15/2021

Print John A. Gant

Sign *John A. Gant*
 (Owner/Agent) circle one