



20211213000589040 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/13/2021 11:43:15 AM FILED/CERT

This instrument was prepared by:

****TITLE NOT EXAMINED****

John E. Medaris, Esq.
230 Bearden Road
Pelham, Al 35124

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Linda Massey and Clyde Massey** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to **Billy Massey** (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Lot No. 33-B, as shown on a map entitled Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of Center Avenue and the Easterly right of way line of Cotton Street, said right of way lines shown on the map of the dedication of the streets and easements, Town of Siluria, Alabama; thence northerly along the right of way and run Easterly for 136.16 feet to a point on the Southwesterly right of way line of the Louisville & Nashville Railroad; thence 124 deg. 04 min. 46 sec. left tangent of a curve to the right having a radius of 1960.08 feet; thence Northerwesterly along said right of way line of the Louisville & Nashville Railroad and along the arc of said curve for 359.22 feet; thence 170 deg. 05 min. 22 sec. left as measured from tangent of aforesaid curve to tangent another curve, said curve having radius of 747.92 feet; thence Southerly along the arc of said curve; thence tangent to said curve run Southerly along the Easterly right of way line of Cotton Street for 185.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to Easements, restrictions and reservations, if any, of record in said Probate Office.

This deed was prepared from data furnished by the Grantor, no title examination was requested or undertaken, the preparer of this instrument has not reviewed the status of title on this property, has not been employed to do so, and acts only as the drafter of this instrument.

Shelby County, AL 12/13/2021
State of Alabama
Deed Tax: \$25.00

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 24 day of August, 2021.

Linda Massey
LINDA MASSEY

Clyde Massey
CLYDE MASSEY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LINDA MASSEY** 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 date the same bears date.

Given under my hand and official seal this 24 day of August, 2021.

Neal L. Medaris
Notary Public

Commission Expires: 4/18/24

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLYDE MASSEY** 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 he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 24 day of August, 2021.

Neal L. Medaris
Notary Public

Commission Expires: 4/18/24



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Real Estate Sales Validation Form

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

Grantor's Name: Linda and Clyde Massey

Grantee(s) Billy Massey

✓ Mailing Address: 600 14th Ave SW
Alabaster, AL 35007

✓ Mailing Address 1307 8th St SW
Alabaster, AL 35007

Property Address :
as mailing address

1312 7th St SW
Alabaster, AL 35007

Date of Sale Aug 24, 2021

Actual Value \$10,000.00
or

Assessor's Market Value 25,000.00

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

☐ Closing Statement

Transfer by Quitclaim Deed no money transactions

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).

Date 8/24/2021

Print LINDA MASSEY

Unattested
(verified by)

Sign Linda Massey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1