


THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. Drawer 1319
Clanton, AL 35046
(205)755-1975


20220105000005440 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
01/05/2022 01:06:57 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

818 King Street
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Five Hundred and 0/100 Dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR, **Charlotte B. Massey, a single person**, in hand paid by the GRANTEE, **Nicole B. Medeiros**, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, reserving a life estate unto myself, the following described real estate situated in ^{NBM} ~~Chilton~~ ^{Shelby} County, Alabama, to wit

Parcel No. 1:

The South one-half of Lot 21, Block 2, according to the survey of Mullins Addition to Helena as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel No. 2:

Lot #20, according to J.R. McMillans Map of Mullins Addition to Town of Helena, Alabama, and more fully described as follows: Beginning at the Southeast corner of said Lot #20, and run North 100 feet, thence West 276.6 feet, thence Southwest 121 feet, thence Southeast 10 feet, thence East 340 feet to the point of beginning.

Parcel No. 3:

A strip of land 50 feet wide off of the North side of Lot 21 being in the Southeast Quarter of Northeast Quarter of Section 21, Township 20, Range 3 West, in the Town of Helena, Alabama, according to McMillans survey.

Parcel No. 4:

Lot 13, according to the Survey of Prescott Place, as recorded in Map Book 33, Page 126, in the Probate Office of Shelby County, Alabama.

NOTE: The Drafter of the instrument acted as a scrivener only and no

Shelby County, AL 01/05/2022
State of Alabama
Deed Tax: \$83.00

representation is made as to the chain of title or to the description contained herein.

NOTE: Grantor is only granting her remainder interest in said property to Grantee.
It is her intent to retain a life estate on the property.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs
and assigns of GRANTEE.

AND THE GRANTOR, does for herself, her heirs, executors, administrators,
successors and assigns, covenant with said GRANTEE, her heirs, executor,
administrators, successors and assigns, that I am lawfully seized in fee simple of said
premises, that I am free from all encumbrances, that I have a good right to sell and convey
the same as aforesaid, and that I will, and my heirs, executors, administrators, successors
and assigns shall, warrant and defend the same to the said GRANTEE, her heirs,
executors and assigns forever, against the lawful claims of all persons.

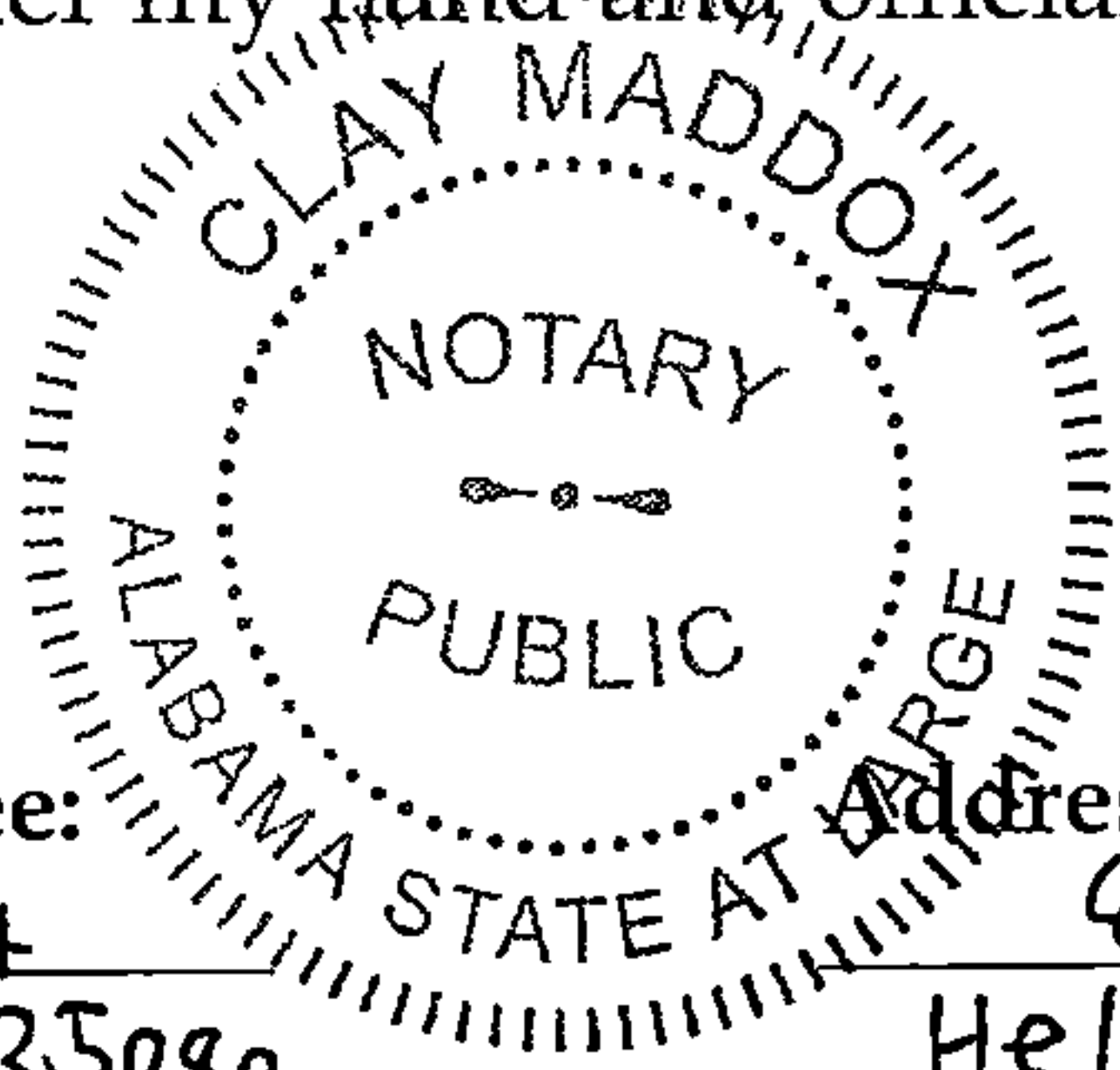
IN WITNESS WHEREOF, the said GRANTOR has hereunto set my hand and
seal, on this 22nd day of March, 2021.

Charlotte B. Massey
CHARLOTTE B. MASSEY

STATE OF ALABAMA)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State,
hereby certify that **Charlotte B. Massey**, 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 22nd day of March,
2021.



[Signature]
NOTARY PUBLIC

My Commission Expires: 4-23-23

Address of Grantee:
818 King St
Helena, AL 35080

Address of Grantor:
818 King St
Helena, AL 35080

Property Address:
818 King St
Helena, AL 35080

Real Value: \$145,000.00



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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 Charlotte B. Massey
Mailing Address 818 King St
Helena, AL 35080

Grantee's Name Nicole B. Medeiros
Mailing Address 818 King St
Helena, AL 35080

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 165,780

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 1/2 = 82,890
☐ 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 1/5/22

Print Nicole B. Medeiros

Unattested

Sign

Nicole B. Medeiros
(Grantor/Grantee/Owner/Agent) circle one

Verified by)



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Form RT-1