



20220711000273300 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
07/11/2022 02:31:03 PM FILED/CERT

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Jimmy Wayne Massey, Jr.
Kevin Dwayne Massey
424 Yorkshire Road
Columbiana, Alabama 35051

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, and compliance with the Final Judgment of Divorce entered May 5, 1998, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **MARY R. FARLEY**, an unmarried woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto her sons, **JIMMY WAYNE MASSEY, JR.** and **KEVIN DWAYNE MASSEY** (herein referred to as Grantees), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the Easterly right of way line of Mill Street and the Southerly right of way line of 4th Avenue West, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of 4th Avenue West for 200.66 feet; thence 105 deg. 19 min. right and run Southerly for 342.68 feet; thence 91 deg. 15 min. 45 sec. right and run Westerly for 179.39 feet to a point on the Easterly right of way line of Mill Street; thence 88 deg. 23 min. 45 sec. right and run Northerly along said right of way line of Mill Street for 196.60 feet to the beginning of a curve to the left, said curve having a radius of 325.36 feet; thence continue Northerly along said right of way line of Mill Street and along the arc of said curve for 90.36 feet to the point of beginning; being also known as Lot No. 18, according to said Map; and being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 227 page 713; Deed Book 225 page 273; Deed Book 189 page 315; Deed Book 113 page 366; Deed Book 127 page 309 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit to South Central Bell as shown by instrument recorded in Deed Book 285 page 508 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Water Co. for gas line as shown by instrument recorded in Deed Book 146 page 211 in the Probate Office of Shelby County, Alabama.

Agreement in regard to street lighting system conveyed to Alabama Power Company as set out in Deed Book 226 page 1 in the Probate Office of Shelby County, Alabama.



The property conveyed herein is the same property as described in Real Book 262, page 908, in the Probate Office of Shelby County, Alabama, wherein Jimmy Wayne Massey, a/k/a Jimmy Wayne Massey, Sr., and Mary Massey, a/k/a Mary Frances Massey, a/k/a Grantor Mary R. Farley, were the grantees. Jimmy Wayne Massey, a/k/a Jimmy Wayne Massey, Sr., was awarded the above described property pursuant to the Final Judgment of Divorce entered by the Circuit Court of Jefferson County, Alabama on or about May 5, 1998, in Civil Action No. DR-98-715, in which he was the Defendant, and the Grantor, Mary Massey, a/k/a Mary Frances Massey, a/k/a Mary R. Farley, was the Plaintiff. The above described property is the same property located at 1308 8th Street, S.W., Alabaster, Alabama 35007.

Jimmy Wayne Massey, a/k/a Jimmy Wayne Massey, Sr., died on or about April 17, 2021, and was not married at the time of his death. The Grantees, Jimmy Wayne Massey, Jr. and Kevin Dwayne Massey, are the only children of Jimmy Wayne Massey, deceased, a/k/a Jimmy Wayne Massey, Sr., (and also of Grantor Mary R. Farley).

TO HAVE AND TO HOLD unto the said Grantees forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of July, 2022.

Mary R. Farley
 Mary R. Farley

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Mary R. Farley, an unmarried woman, 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 day the same bears date.

Given under my hand and official seal this 11th day of July, 2022.

K. M. Foster
 Notary Public

My Commission Expires: 1-3-23

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Mary R. Farley
Mailing Address 424 Yorkshire Road
Columbiana, AL 35051

Grantee's Name Jimmy Wayne Massey, Jr., Kevin
Mailing Address Dwayne Massey
424 Yorkshire Road
Columbiana, AL 35051

Property Address 1308 8th Street S.W.
Alabaster, AL 35007

Date of Sale July 11, 2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$127,060.00 x 1/2 = \$63,530.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

Property tax Commissioner

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 7-11-22

Print MARY R Farley

☐ Unattested

K. M. Foster
(verified by)

Sign Mary R Farley
(Grantor/Grantee/Owner/Agent) circle one