

**Prepared By**

Name: Sherman & Phalen, LLC  
Address: 1165 Northchase Pkwy SE Ste. 450  
Marietta, GA 30067

20230130000024230  
01/30/2023 11:35:15 AM  
DEEDS 1/6

**After Recording Return To**

Name: Sherman & Phalen, LLC  
Address: 1165 Northchase Pkwy SE Ste. 450  
Marietta, GA 30067

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Space Above This Line for Recorder's Use

**ALABAMA LIMITED WARRANTY DEED**

STATE OF Alabama  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid to **DAPHNEY MASSEY AND CARLY B. WILKINS AS TRUSTEE IN BANKRUPTCY FOR THE ESTATE OF MICHAEL BRANDON MASSEY**, residing at 560 South McDonough Street, Montgomery, AL 36104 (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to **WE BUY AND RESELL HOMES, LLC**, a **Georgia limited liability company**, residing at 4265 Hunters Walk Way, Cumming, GA 30028 (hereinafter known as the "Grantee(s)") the following described real property, situated in Shelby County, Alabama to-wit:

**LEGAL DESCRIPTION HERE AS EXHIBIT A**

**TOGETHER WITH** all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

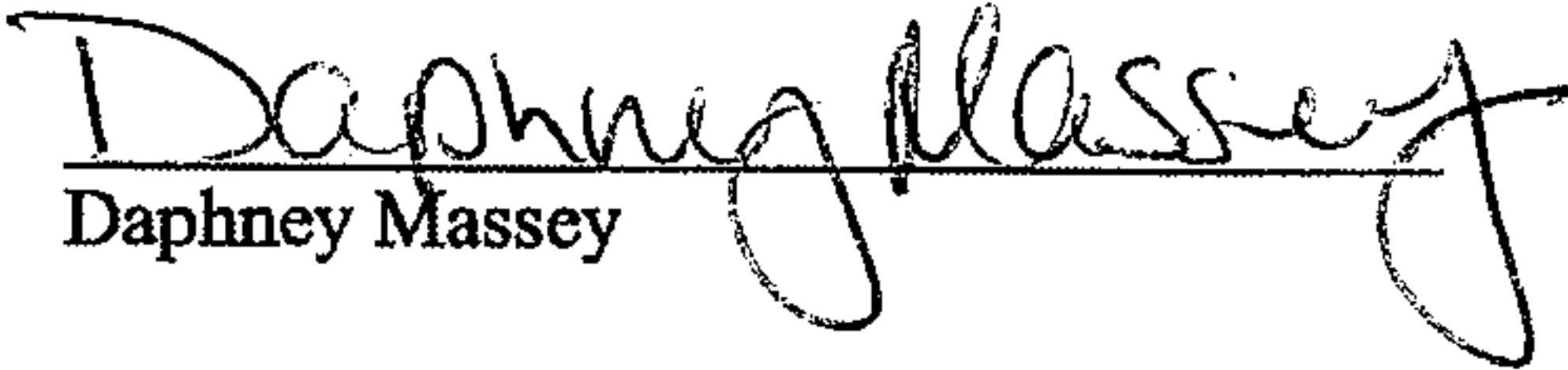
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators

shall, and said Grantor does hereby warrant the title to said premises, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

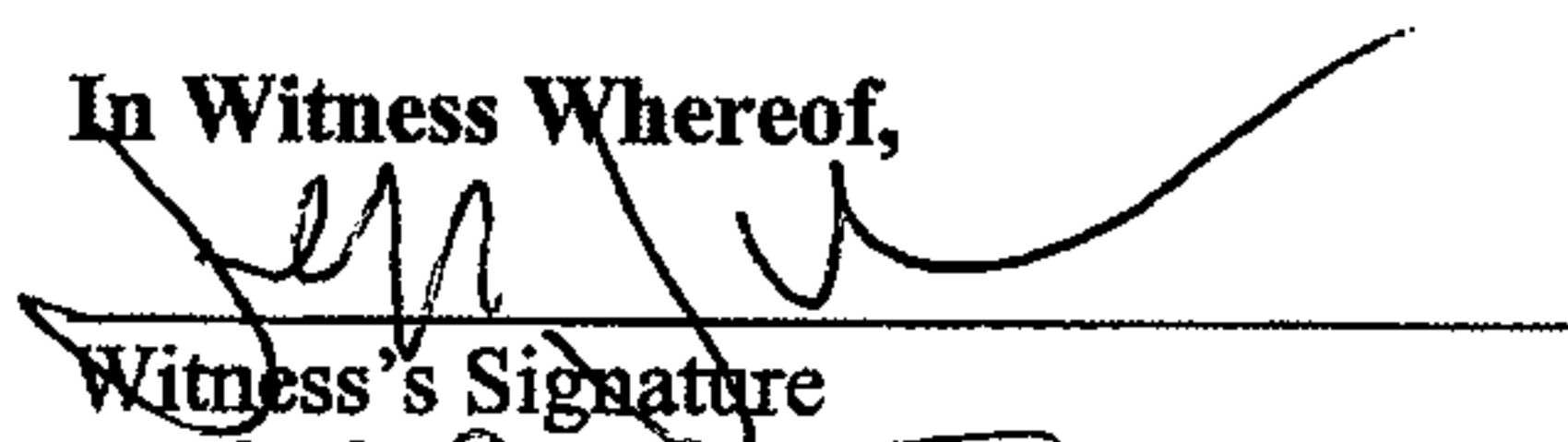
IN WITNESS WHEREOF, Grantor has executed and delivered this Limited Warranty Deed under seal as of the day and year first above written.

Daphney Massey and Carly B. Wilkins as  
Trustee in Bankruptcy for the Estate of  
Michael Brandon Massey

  
Daphney Massey

1433 Alsord Avenue, Hoover, AL 35226  
Address

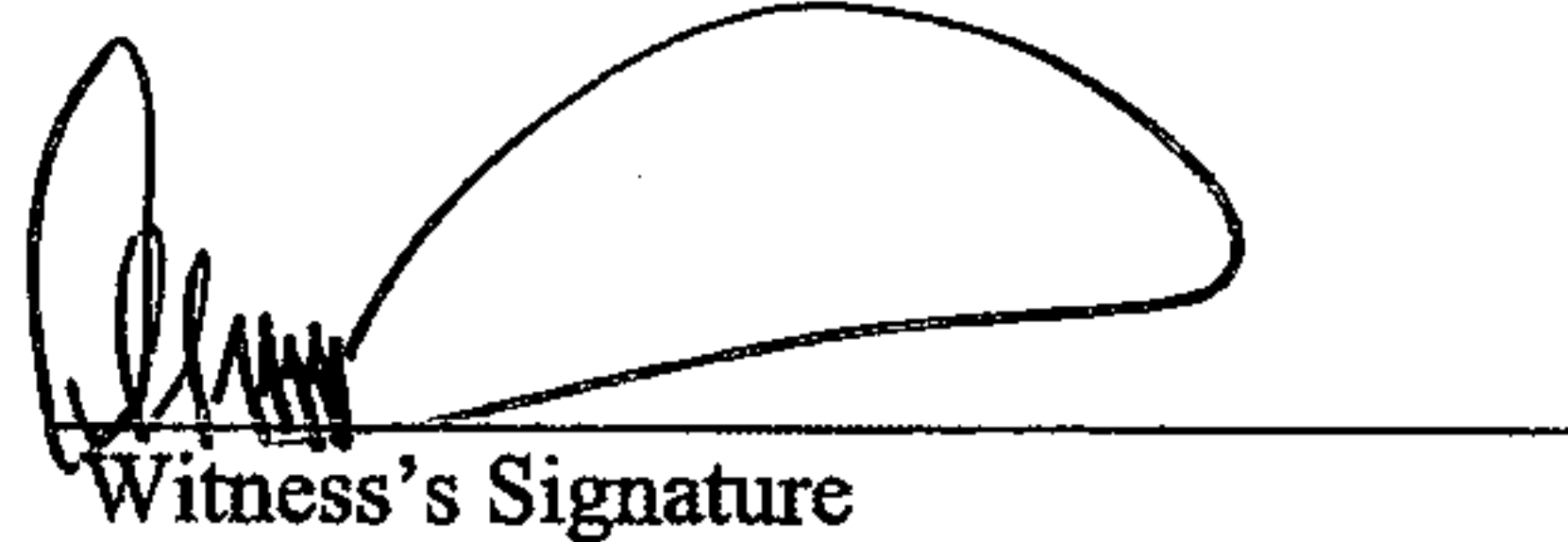
In Witness Whereof,

  
Witness's Signature

Jeffrey Jones  
Witness's Name

4700 Colonnade Pkwy #206  
Address

Birmingham, AL 35243  
City, State & Zip

  
Witness's Signature

Candice Mitchell  
Witness's Name

1145 Northchase Pkwy SE  
Address

Atlanta, GA 30061  
City, State & Zip

20230130000024230 01/30/2023 11:35:15 AM DEEDS 3/6

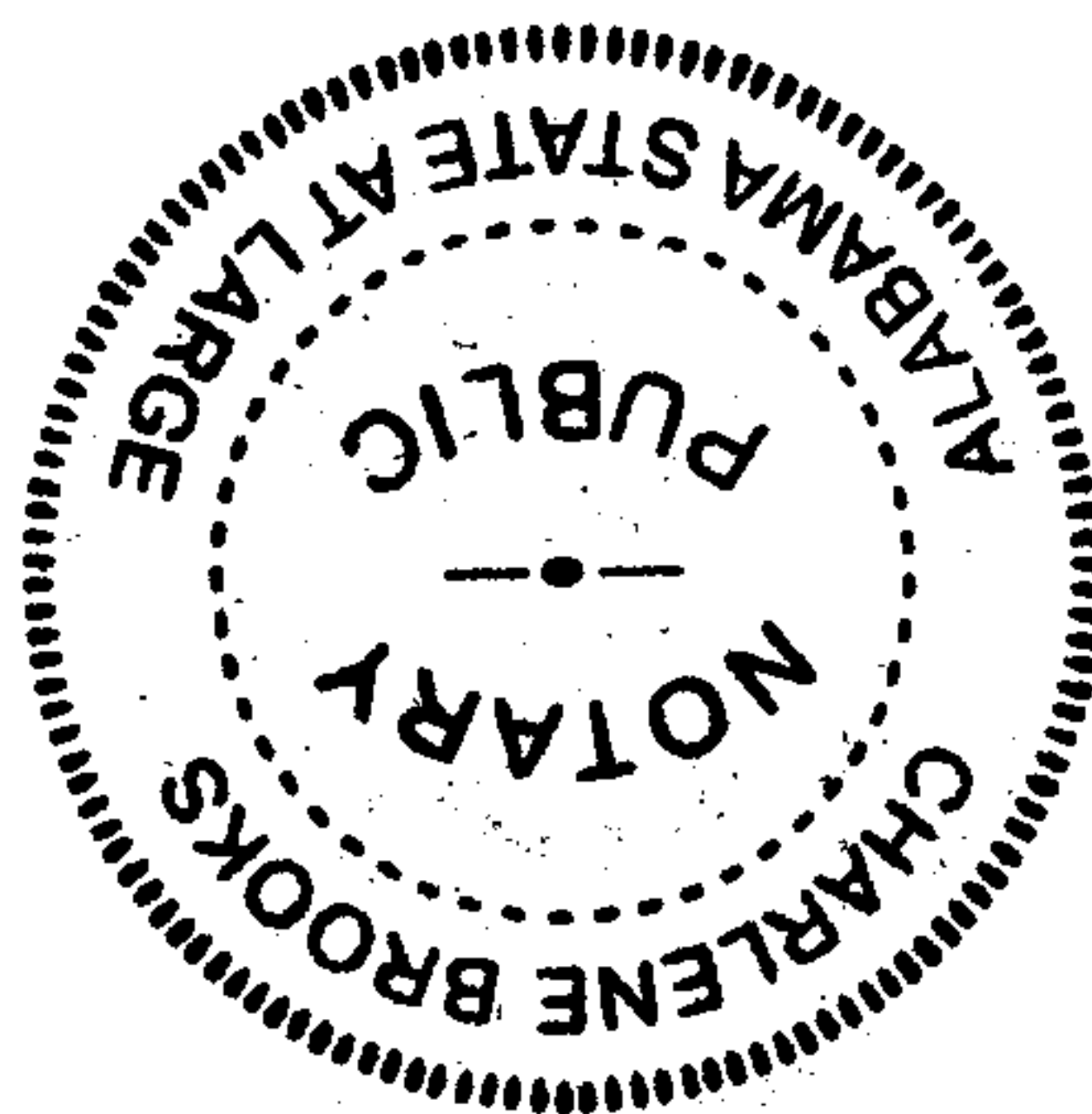
STATE OF Alabama  
COUNTY OF Shelby

Signed, sealed and delivered before me, this 20 day of January, 2023.

X Personally Known  
       Produced Identification

Charlene Brooks  
Signature Notary

Charlene Brooks  
Name of Notary Typed, Stamped, or  
Printed Notary Public,



Daphney Massey and Carly B. Wilkins as  
Trustee in Bankruptcy for the Estate of  
Michael Brandon Massey

Carly B. Wilkins

560 South McDonough Street, Montgomery,  
AL 36104  
Address

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF  
COUNTY OF

Alabama  
Montgomery

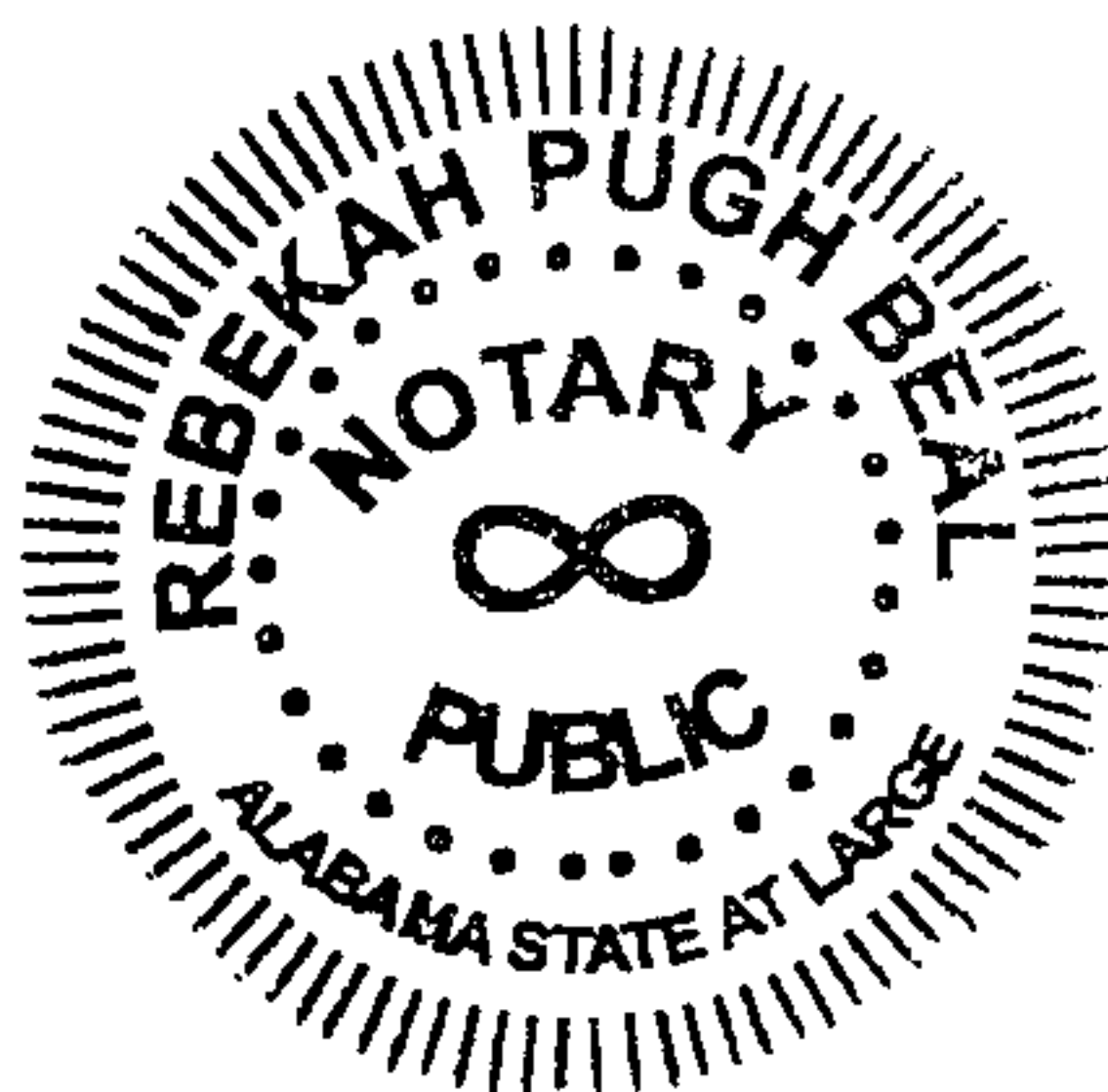
Signed, sealed and delivered before me, this 20 day of January 2023.

☒ Personally Known  
☐ Produced Identification

Signature Notary

Name of Notary Typed, Stamped, or  
Printed Notary Public,

Exp 3-16-2025



**EXHIBIT "A"**  
**Property Description**

The following described property located in Shelby County, Alabama, to-wit:

(For informational purposes only - 1008 East Point Cove, Birmingham, AL 35242, tax/parcel # 09-3-08-0-005-005.000) Lot 705, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Less and Except:

The easterly one half of Lot 705, according to the Survey of Eagle Point 7th Sector recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama; being more particularly described as follows: Begin at the most easterly corner of Lot 705, said corner being a point on the westerly right of way line of Eagle Point Circle and run Northwesterly along the Northeast line of Lot 705 for 89.67 feet; thence turn 90 degrees 38 minutes 44 seconds left and run Southwesterly for 132.41 feet to a point on the northerly right of way line of Eagle Point Cove; thence turn 87 degrees 44 minutes and 53 seconds left to the tangent of a curve to the right, said curve having a radius of 55.00 feet; thence run Southwesterly along said curve and said right of way line of 23.02 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from tangent to said curve at said point and run 152.75 feet to the point of beginning.

AND

(For informational purposes only - tax/parcel # 09-3-08-0-005-007.000)

Lot 707, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Daphney Massey and Carly B. Wilkins as Trustee in Bankruptcy for the Estate of Michael Brandon Massey from Daphney Massey, a married woman, by deed dated December 21, 2021, of record in Instrument #20220221000073370 in the records of the Judge of Probate of Shelby County, AL.



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

Grantor's Name: Daphney Massey and  
Carly B. Wilkins as  
Trustee in Bankruptcy for  
the Estate of Michael  
Brandon Massey

Grantee's Name: We Buy and Resell Homes,  
LLC

Mailing Address: 560 S. McDonough St.,  
Montgomery, AL 36104

Mailing Address: 4265 Hunters Walk Way,  
Cumming, GA 30028

Property Address: 1008 East Point Cove,  
Birmingham, AL 35242

Date of Sale

Total Purchase Price \$10,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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: 1/20/23

Print

Sign

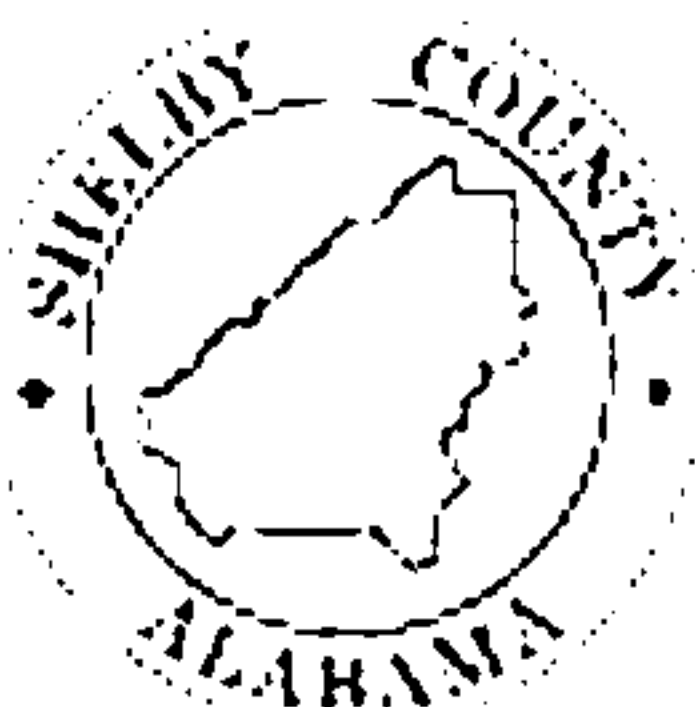
(Grantor/Grantee/Owner/Agent) Circle One

Unattested

(Verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/30/2023 11:35:15 AM  
\$48.00 JOANN  
20230130000024230

Form RT-1



Allen S. Bevil