



20230210000035560 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/10/2023 09:59:40 AM FILED/CERT

PREPARED BY:
Ronald A. Davidson, Esq.
1030 26th Street South, Suite A
Birmingham, AL 35205

SEND TAX NOTICE TO:
Kimberly J. Massey
9166 Brookline Ln.
Helena, AL. 35080

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **KIMBERLY J. MASSEY** a married woman, formerly known as **KIMBERLY J. MASSEY CULVERHOUSE**, a married woman, hereby remise, release, quitclaim, grant, sell and convey to **KIMBERLY J MASSEY**, a married woman, (hereinafter called Grantee), all her right, title and interest in or to the following-described real estate, situated in Shelby County, Alabama, *to-wit:*

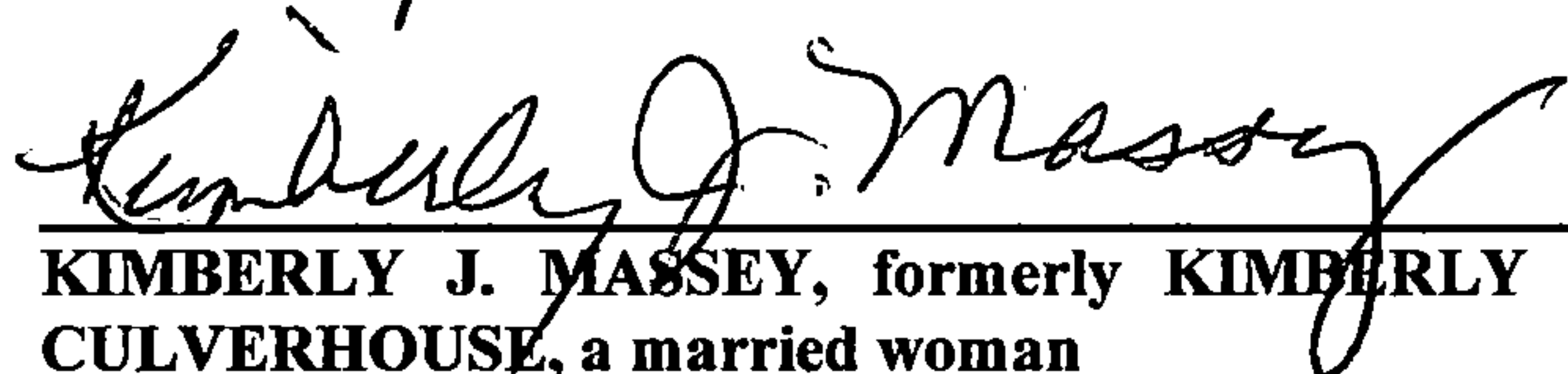
LOT 96-A, ACCORDING TO THE MAP AND SURVEY OF WYNDHAM COTTAGES PHASE II AS RECORDED IN MAP BOOK 27, PAGE2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR**

The Grantor is the surviving Grantee of that certain deed recorded in **BOOK 2000, PAGE 35157**, in the Shelby County Probate Court; Billy J. Massey having died on April 27, 2017, in Shelby County.

TO HAVE AND TO HOLD to said **GRANTEE** forever.


Given under my hand and seal this 16 day of January, 2023

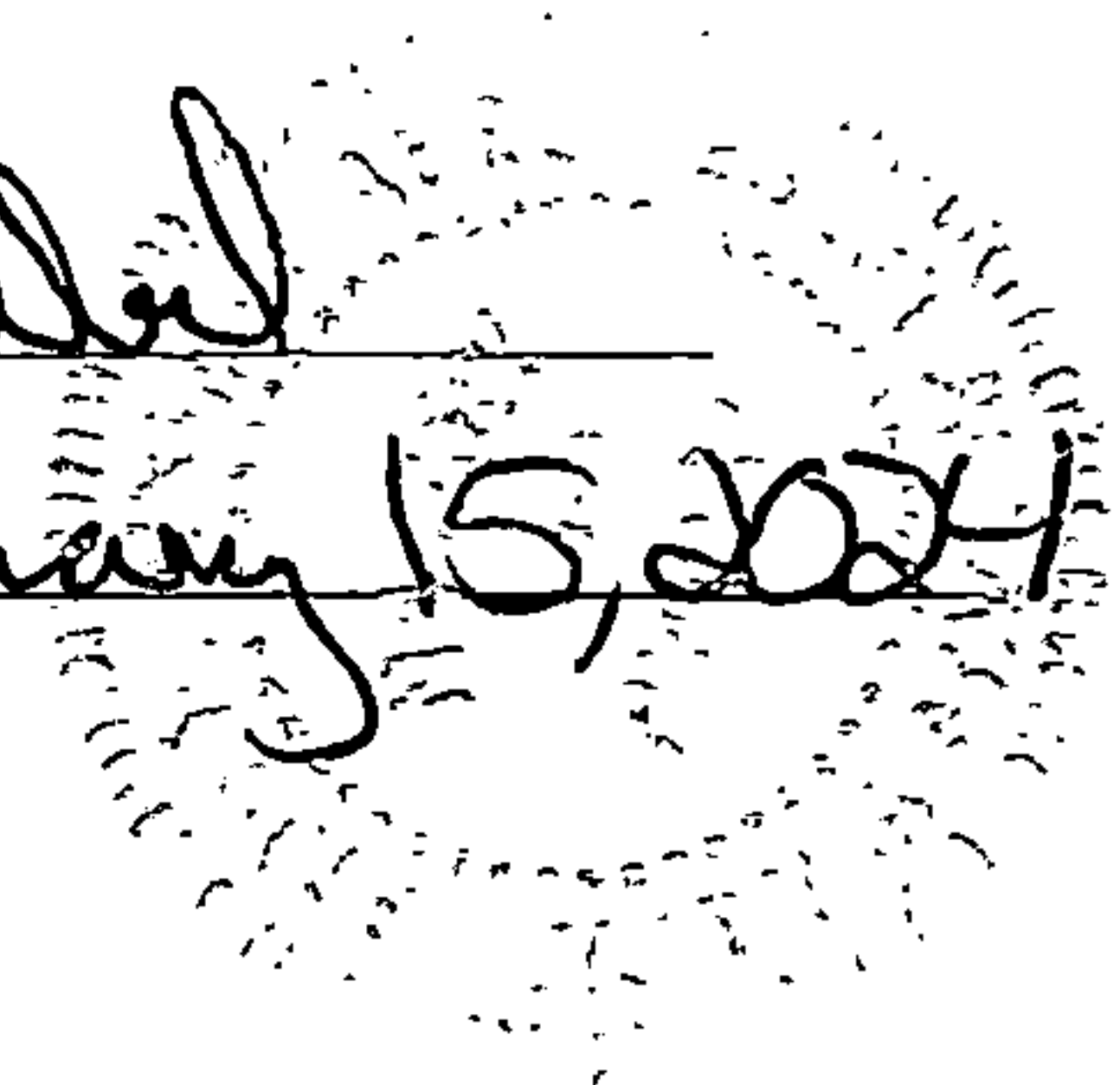
 (SEAL)
KIMBERLY J. MASSEY, formerly KIMBERLY J. MASSEY CULVERHOUSE, a married woman

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KIMBERLY J. MASSEY, formerly KIMBERLY J. MASSEY CULVERHOUSE**, 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 16th day of January, 2023


Notary Public
My commission expires: January 15, 2024



Real Estate Sales Validation Form

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

Grantor's Name Kimberly S. Messing Culverhouse Grantee's Name Kimberly S. Messing
Mailing Address 6809 Valley Lane Mailing Address 6809 Valley Lane
Leeds AL 35094 Leeds, AL 35094

Property Address 9144 Brookline Lane Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 158,700.00

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

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 2/6/23

Print Ronald A. Doughty

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1