

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Fran S. Massey and  
Matthew T. Massey  
1488 Arabian Road  
Columbiana, AL 35051

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Twenty-Three Thousand Six Hundred Seventy-Four and 55/100 Dollars (\$223,674.55)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **TISHA DAWN EICHELBERGER and spouse, PETER EICHELBERGER, and WILLIAM TODD FOSTER, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **FRAN S. MASSEY and MATTHEW T. MASSEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

**Lot 14, Block 5, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of SHELBY County, Alabama.**

The Grantors herein, **TISHA DAWN EICHELBERGER and WILLIAM TODD EICHELBERGER**, are the sole surviving heirs-at-law of **MELBA FAYE FOSTER**, an Affidavit as to Heirs filed simultaneously herewith. **MELBA FAYE FOSTER**, also known as **FAYE FOSTER**, is the surviving Grantee of that certain deed recorded in Instrument Number **20020711000321540**. The other Grantee, **WILLIAM ISAAC FOSTER, JR.**, having died on or about the 5<sup>th</sup> day of October, 2020.

**This property does not constitute the homestead of the Grantor, WILLIAM TODD FOSTER, as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$201,307.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 17th day of February, 2023.

  
TISHA DAWN EICHELBERGER

  
PETER EICHELBERGER

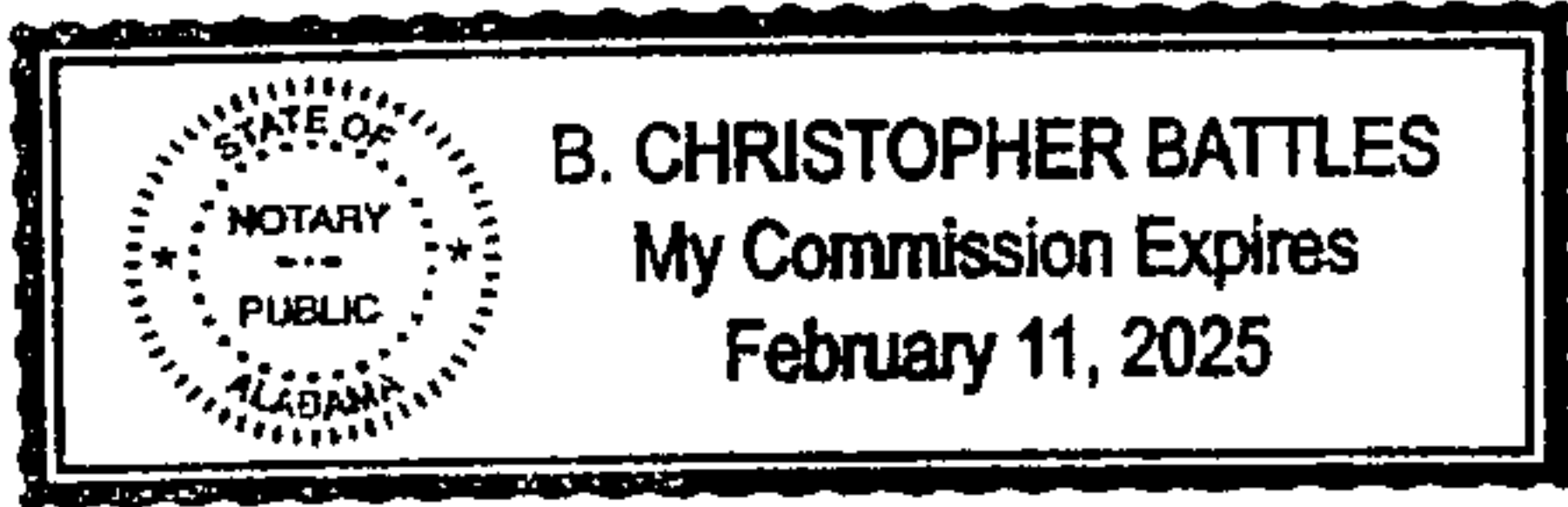
  
WILLIAM TODD FOSTER, by TISHA DAWN EICHELBERGER, his Agent

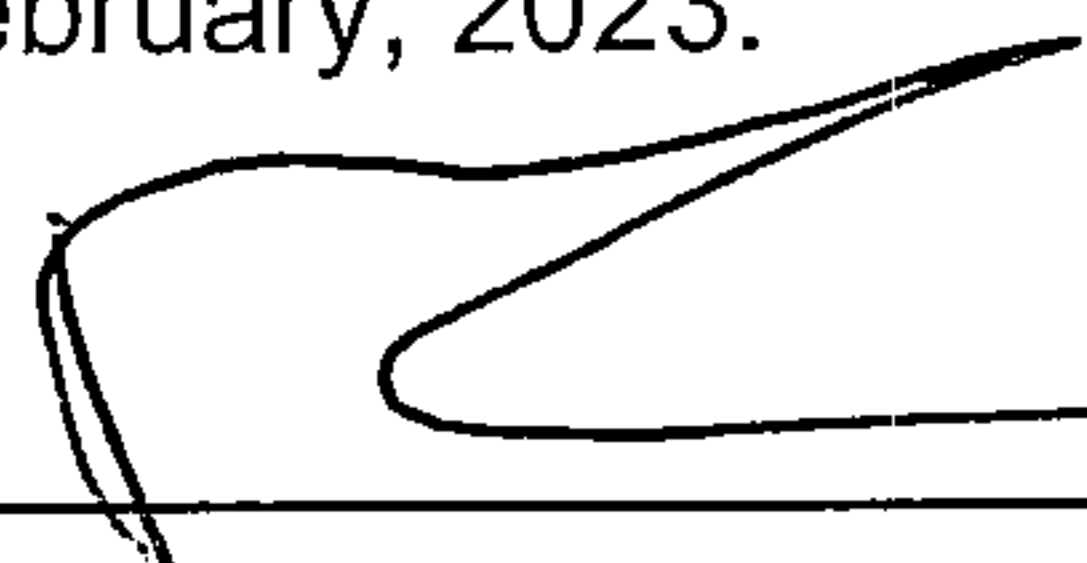
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TISHA DAWN EICHELBERGER and PETER EICHELBERGER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2023.



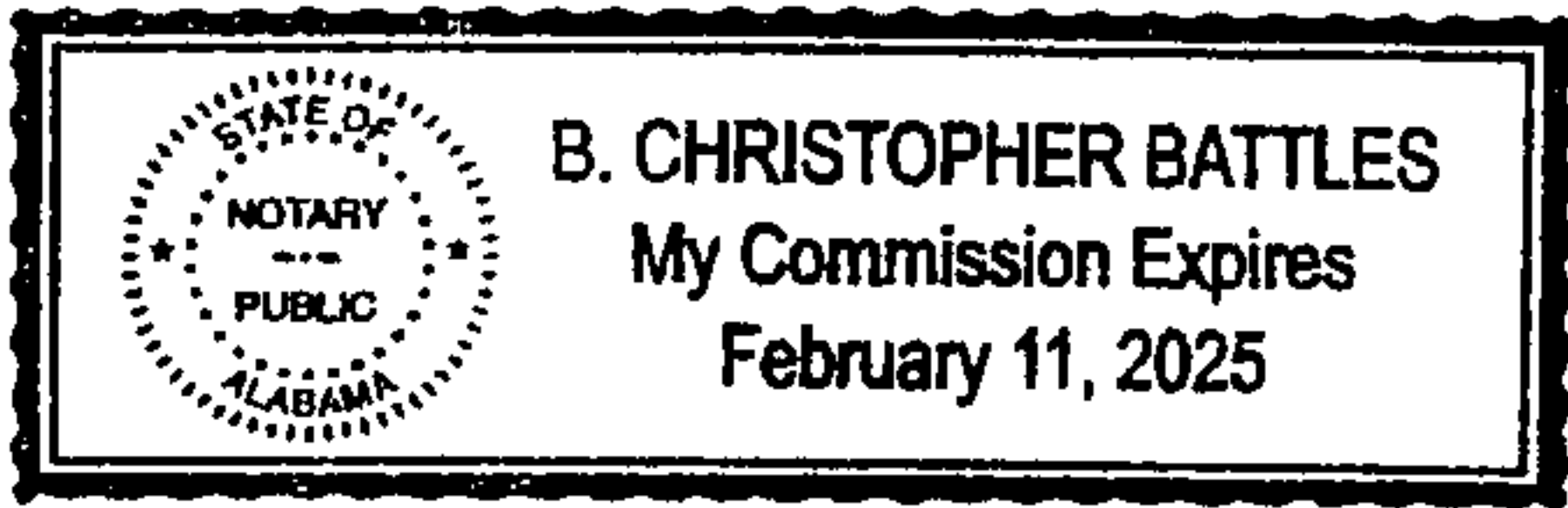
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/11/2025

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TISHA DAWN EICHELBERGER**, whose name as Agent for **WILLIAM TODD FOSTER**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/11/2025

Real Estate Sales Validation Form

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

Grantor's Name	TISHA DAWN EICHELBERGER	Grantee's Name	FRAN S. MASSEY
Mailing Address	WILLIAM TODD FOSTER 385 Highway 406, Lot 5C SHELBY, AL 35143	Mailing Address	MATTHEW T. MASSEY 1205 Bunting Drive Alabaster, AL 35007
Property Address	1205 Bunting Drive Alabaster, AL 35007	Date of Sale	February 17, 2023
		Total Purchase Price \$	223,674.55
		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 checked="" 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	February 17, 2023	Print	B. CHRISTOPHER BATTLES
		Sign	
<input type="checkbox"/> Unattested	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/23/2023 08:04:48 AM  
\$51.50 JOANN  
20230223000048370

Alvin S. Bayl