

Send Tax Notice to:
Kenneth R. Lindsey

236 Keeler Mill Road
Montevallo AL 35115

File: BHM-24-22311

STATE OF ALABAMA
COUNTY OF SHELBY

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

\$40,000.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and no cents (\$10.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Annette Massey, an unmarried person, Dennis Massey, a married person, Victor Massey, a married person, Melita Conn, a married person, and Danette Lindsey, a married person, all being the only heirs and next of kin to Horace M. Massey, deceased, (herein referred to as "Grantor," whether one or more), whose mailing address is:

236 Keeler Mill Road, Montevallo, AL 35115

by **Kenneth R. Lindsey** (herein referred to as "Grantee"), whose mailing address is

236 Keeler Mill Road Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 413 & 417 Willow Glen Drive, Alabaster, AL 35007, and more particularly described as:

Lot 19 and Lot 20, Block 4, according to the Survey of Willow Glen, First Sector as recorded in Map Book 7, page 101 in the Probate Office of Shelby County, Alabama.

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS
HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY
INCORPORATED HERewith.**

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE
HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE
SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6th day of May, 2024.

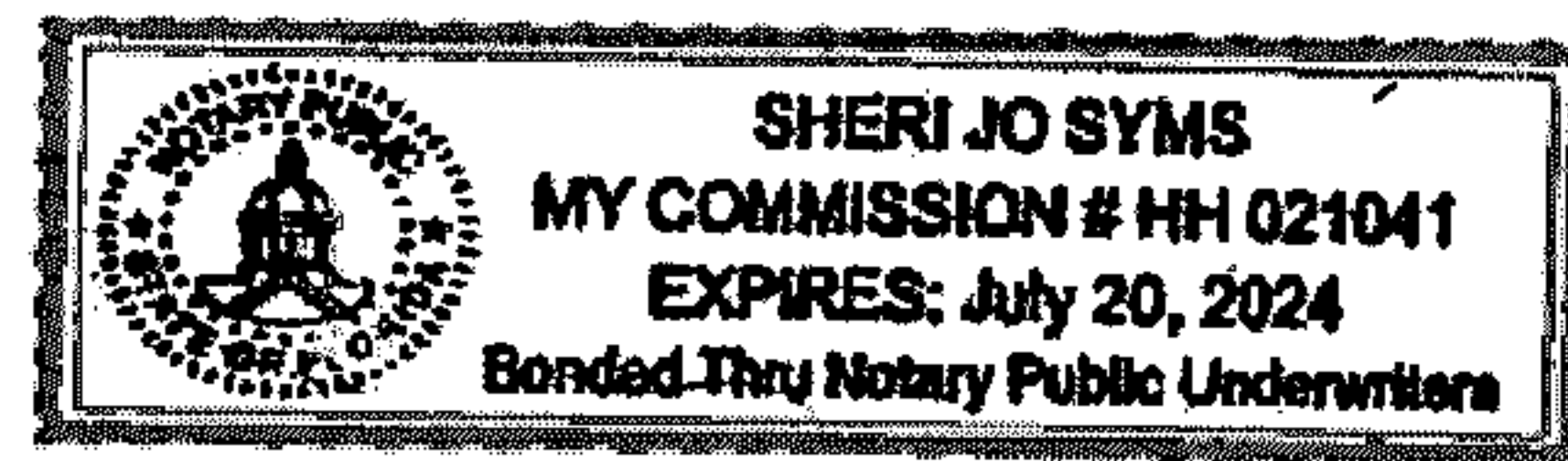

Victor Massey

STATE OF Florida
COUNTY OF Broward

I, the undersigned Notary Public in and for said County and State, hereby certify that Victor Massey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of May, 2024.


Notary Public
My Commission Expires: Sheri Jo Syms



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of May, 2024

Melita Conn
Melita Conn

Annette Massey
Annette Massey

STATE OF
COUNTY OF

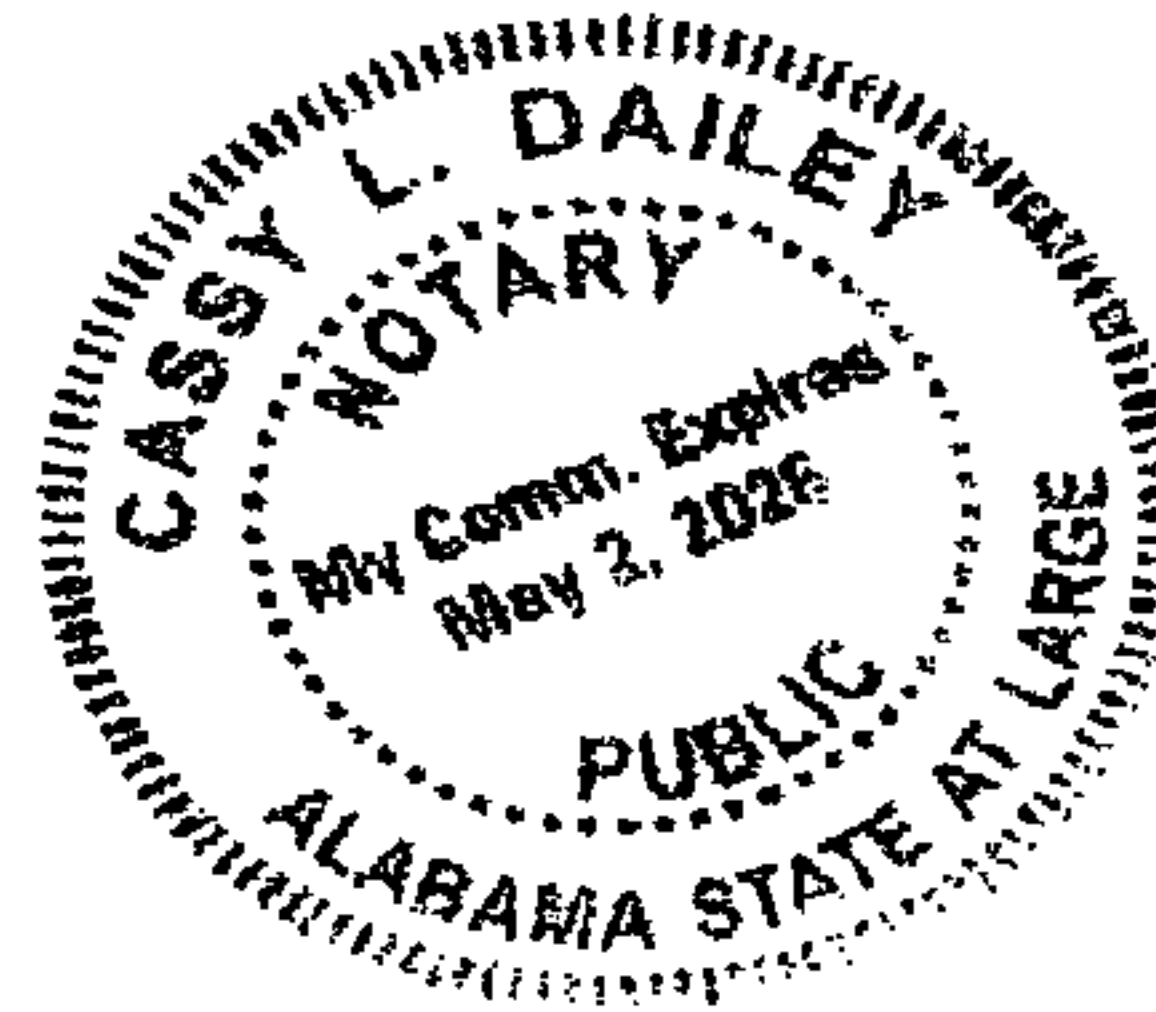
I, the undersigned Notary Public in and for said County and State, hereby certify that Melita Conn and Annette Massey whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2024.

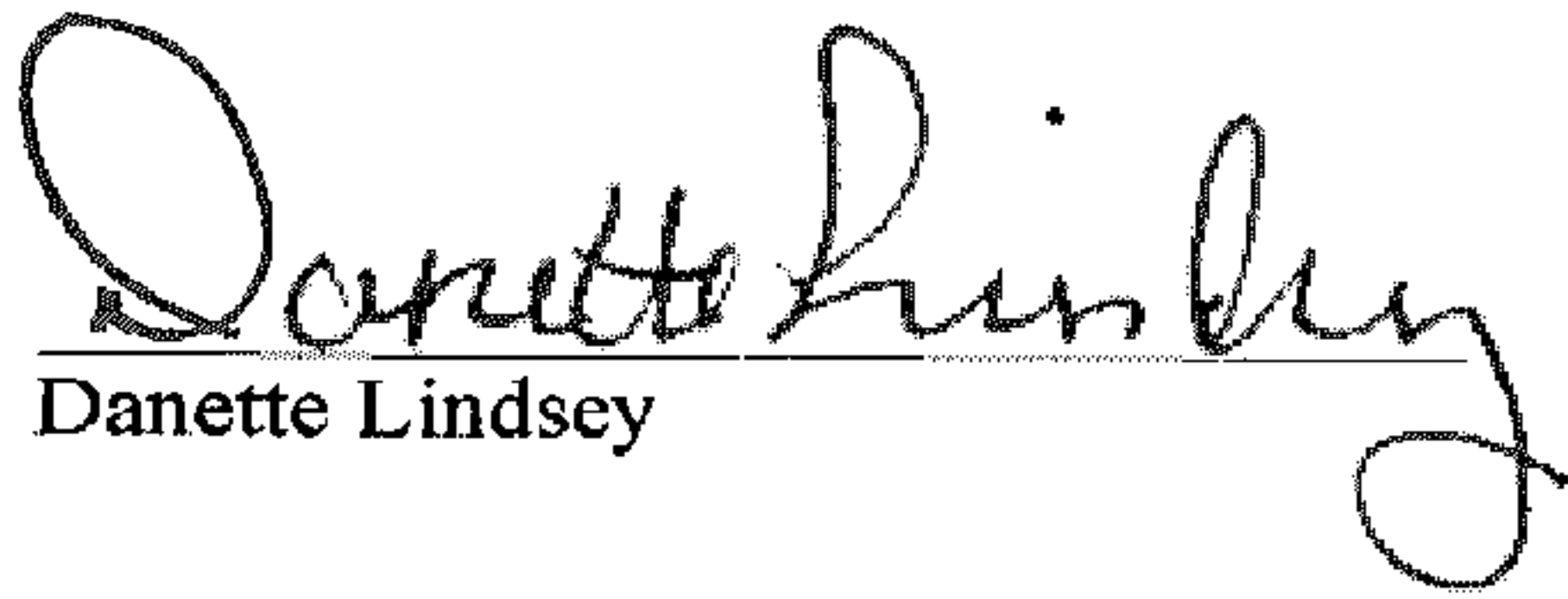
Cassy L. Dailey
Notary Public

My Commission Expires:

5-2-26



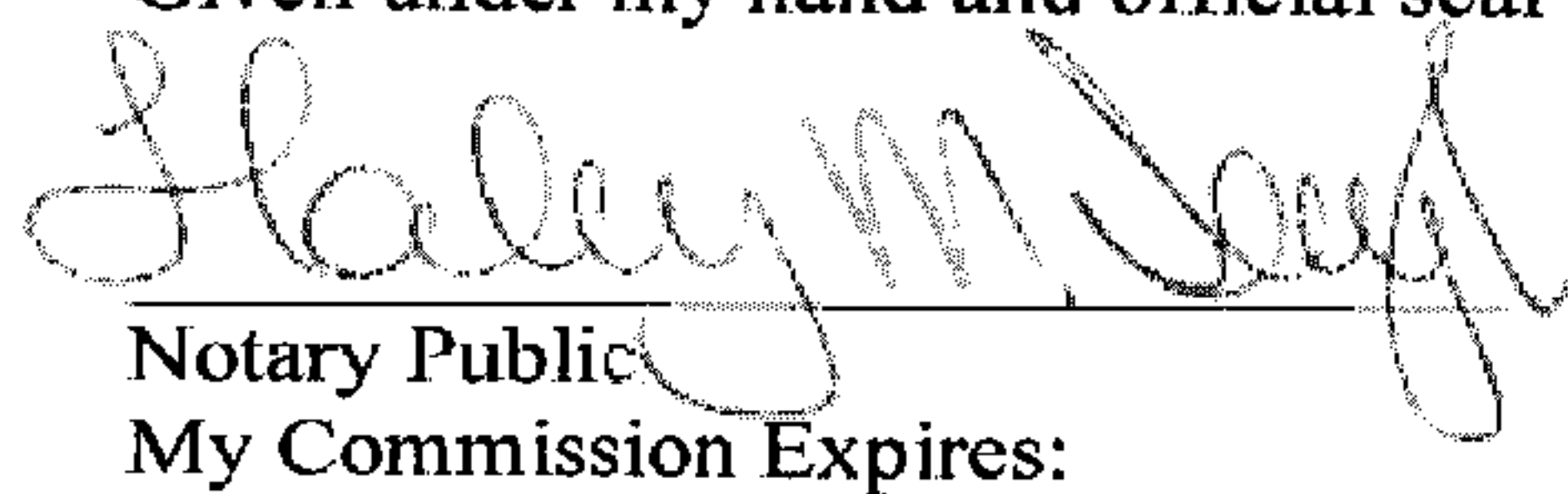
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of May, 2024.

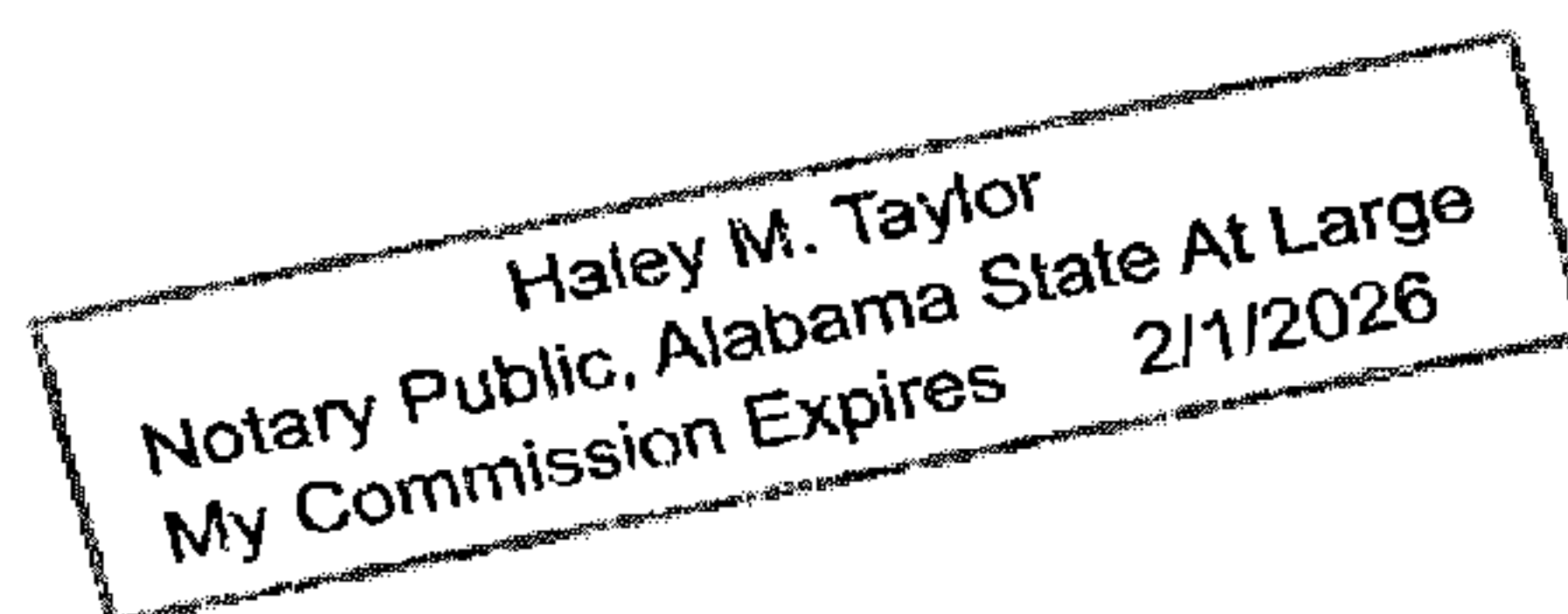

Danette Lindsey

STATE OF
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Danette Lindsey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2024.


Notary Public
My Commission Expires:



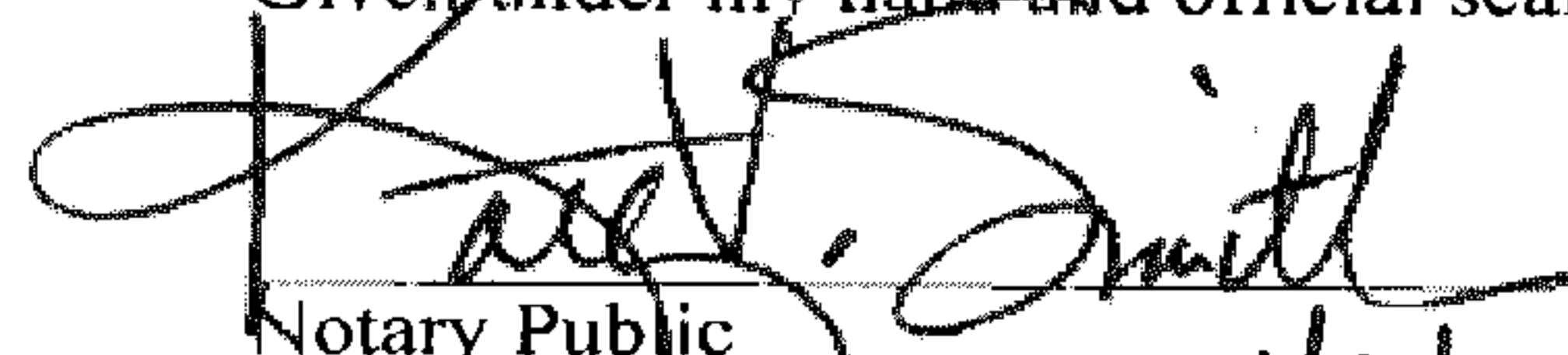
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of May, 2024.


Dennis Massey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dennis Massey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2024.


Notary Public
My Commission Expires: 4/6/2026

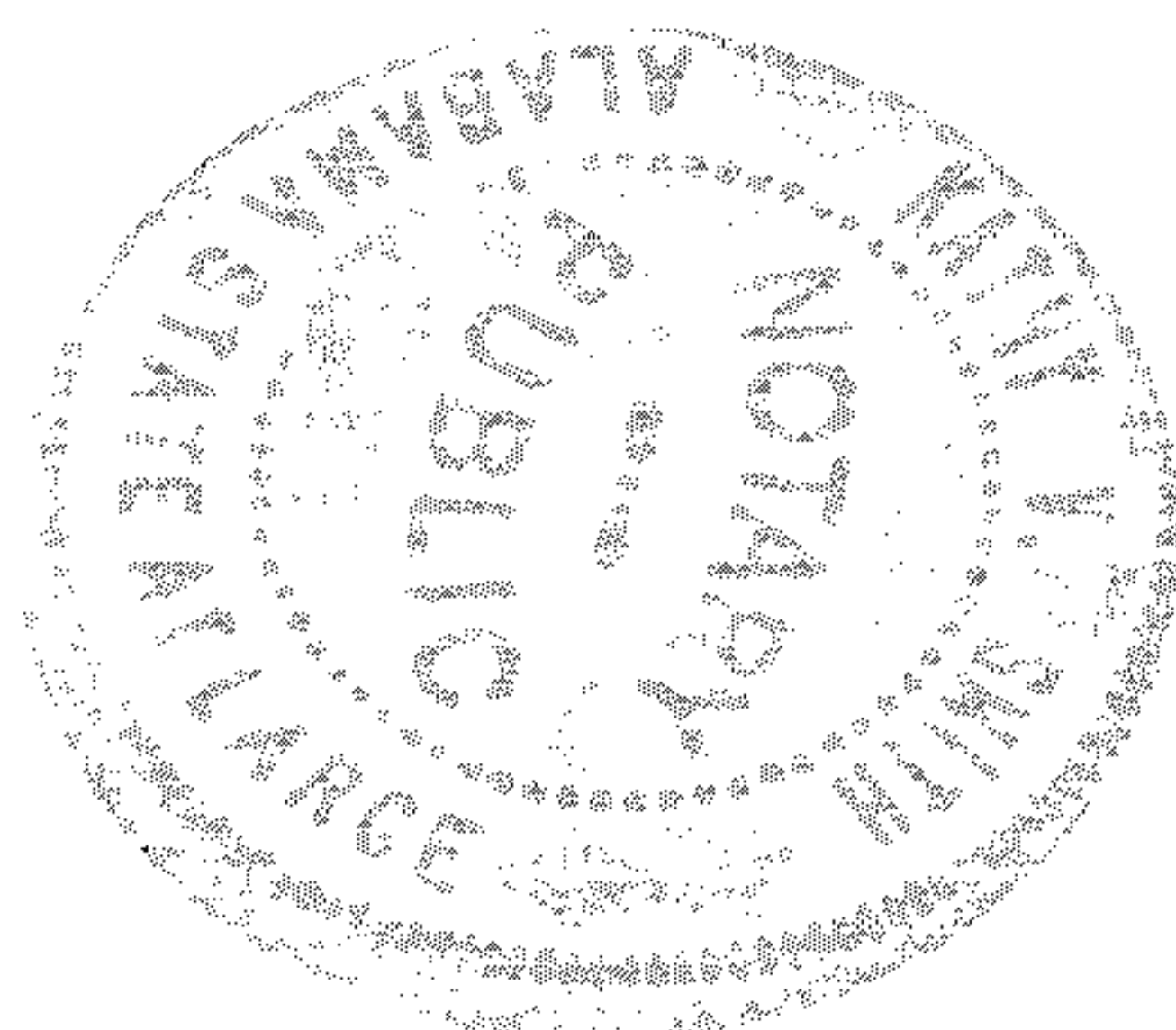


Exhibit B

Property Address: 413 & 417 Willow Glen Drive, Alabaster, AL 35007,

HEIRSHIP AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared Herby Miller, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Herby Miller, am familiar with the family history of Horace M. Massey, deceased, who was the owner of the following described property, which has an address of 413 & 417 Willow Glen Drive, Alabaster, AL 35007, , and is more particularly described in Exhibit A attached hereto.

My knowledge of the deceased comes through my relationship as Family Friend with the deceased, and I personally knew the deceased for 20 years.

Horace M. Massey died on or about the 5th day of June, 2020, and the place of residence and homestead at the time of death was as follows:

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Widow/Widower: Annette Massey

Children: Dennis Massey, Victor Massey, Melita Conn and Danette Lindsey

Adopted children: none

Descendants of predeceased children/adopted children: none

Other: none

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

All above referenced parties are over the age of nineteen (19) and competent except the following parties:

none

Decedent did not leave a will and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 2nd day of May, 2024.

[Signature]

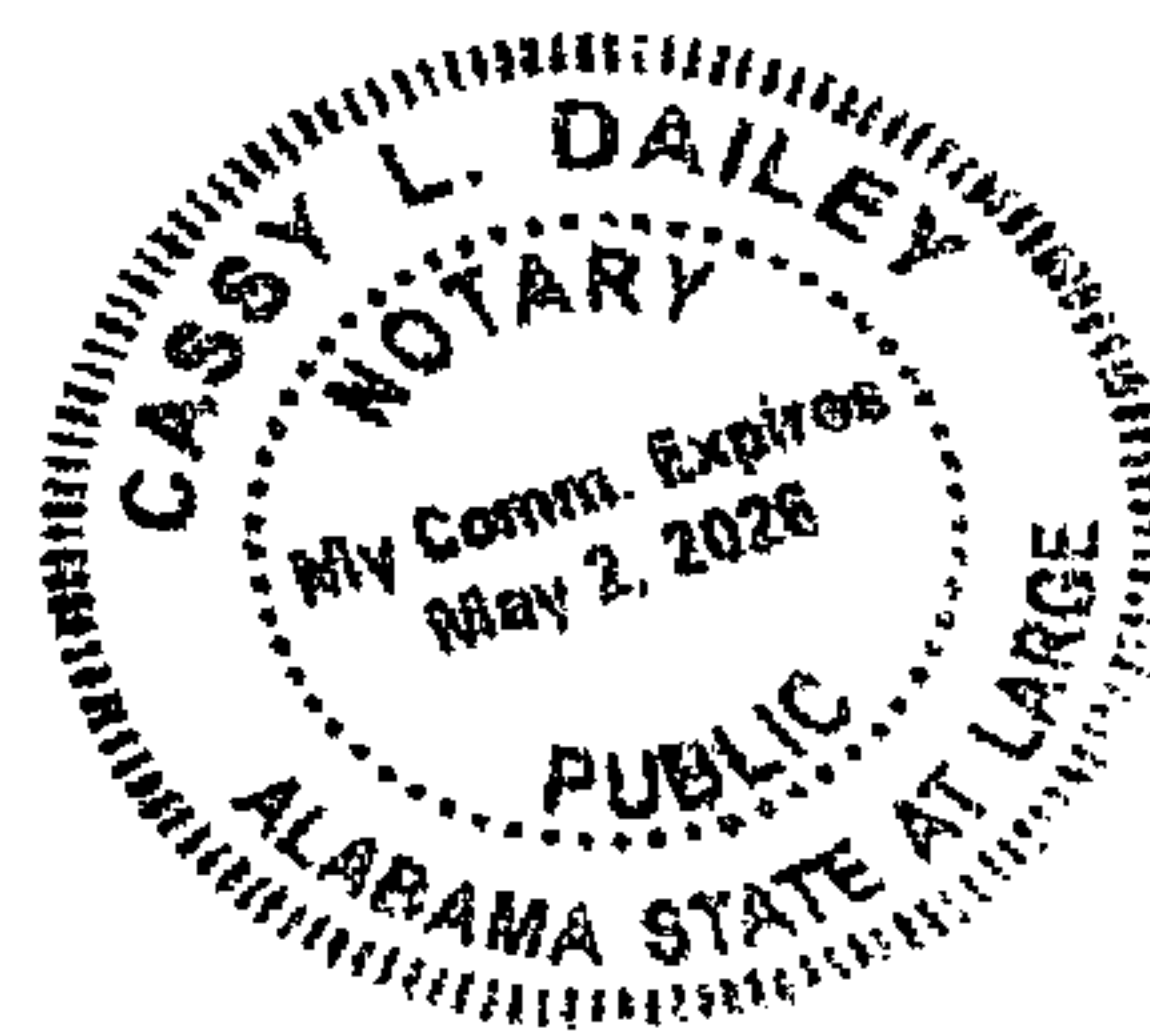
State of Alabama
County of Shelby

Sworn to and subscribed before me on the 2nd day of May, 2024, by
Herby Miller.

(Seal)

[Signature]
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243



Property Address: 413 & 417 Willow Glen Drive, Alabaster, AL 35007,

HEIRSHIP AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared Joel D. Miller, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Joel D. Miller, am familiar with the family history of Horace M. Massey, deceased, who was the owner of the following described property, which has an address of 413 & 417 Willow Glen Drive, Alabaster, AL 35007, and is more particularly described in Exhibit A attached hereto.

My knowledge of the deceased comes through my relationship as Family Friend with the deceased, and I personally knew the deceased for 20 + years.

Horace M. Massey died on or about the 5th day of June, 2020, and the place of residence and homestead at the time of death was as follows:

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

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Children: Dennis Massey, Victor Massey, Melita Conn and Danette Lindsey

Adopted children: none

Descendants of predeceased children/adopted children: none

Other: none

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

All above referenced parties are over the age of nineteen (19) and competent except the following parties:

Decedent did not leave a will and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 26th day of April, 2024.

Carl D. Miller

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 26th day of April, 2024, by
Carl D. Miller.

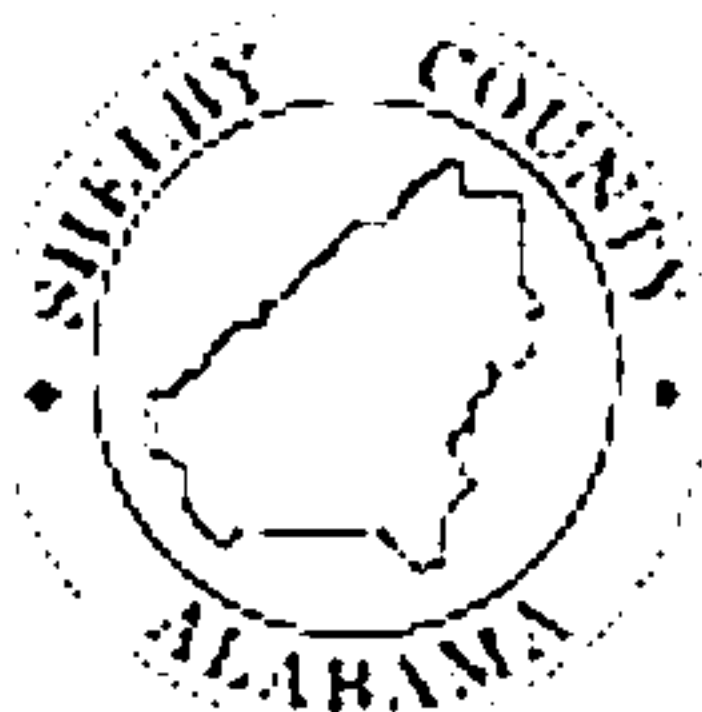
(Seal)

Haley M. Taylor
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Robert McNearney
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Haley M. Taylor
Notary Public, Alabama State At Large
My Commission Expires 2/1/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2024 12:44:25 PM
\$90.00 JOANN
20240528000157280

Allie S. Bayl