

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:  
Matthew T. Massey and  
Fran S. Massey  
1488 Arabian Road  
Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **VERLA BISHOP, an unmarried person** (herein referred to as Grantor), grant, bargain, sell and convey unto **MATTHEW T. MASSEY and FRAN S. MASSEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

The Grantor herein, **VERLA BISHOP**, is the surviving Grantee of deed recorded in Volume 22, Page 354. The other Grantee, **JOHNNY L. BISHOP**, having died on or about the 10<sup>th</sup> day of October, 2017.

**VERLA BISHOP** is one and the same person as **VERLA MAE BISHOP, VERLA MAE HOLMES, VERLA MAYE BISHOP AND VERLA HOLMES BISHOP**.


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.

**\$270,000.00** 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 I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 16th day of January, 2025.

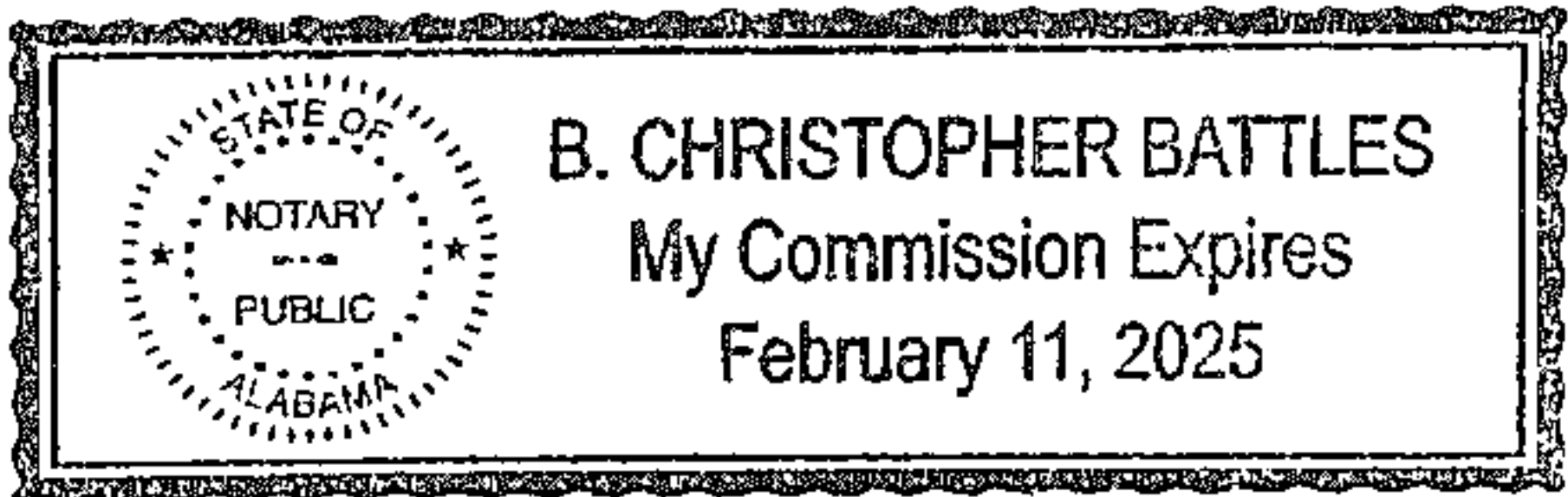
  
VERLA BISHOP


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **VERLA BISHOP**, 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 this 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, 2025.



  
Notary Public  
My Commission Expires: 02/11/2025

## **EXHIBIT "A"**

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**A parcel of land located in the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 9; thence run north along the west line of said twenty a distance of 196.57 feet; thence turn right 92 deg. 10 min. 56 sec. a distance of 665.27 feet; thence turn right 87 deg. 48 min. 36 sec. a distance of 196.57 feet to the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence turn right 92 deg. 11 min. 24 sec. along the south line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 665.30 feet to the point of beginning; being situated in Shelby County, Alabama.**

**TAX PARCEL NUMBER: 22-2-09-0-000-004.010**

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

**FRAN MASSEY IS ONE AND THE SAME PERSON AS FRAN S. MASSEY**

**MATTHEW MASSEY IS ONE AND THE SAME PERSON AS MATTHEW T. MASSEY**

Real Estate Sales Validation Form

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

Grantor's Name	VERLA BISHOP	Grantee's Name	MATTHEW T. MASSEY
Mailing Address	129 Park Forest Terrace Alabaster, AL 35007	Mailing Address	FRAN S. MASSEY 1488 Arabian Road Columbiana, AL 35051
Property Address	960 Camp Branch Road Alabaster, AL 35007	Date of Sale	January 16, 2025
		Total Purchase Price	\$ 300,000.00
		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 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	January 16, 2025	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1