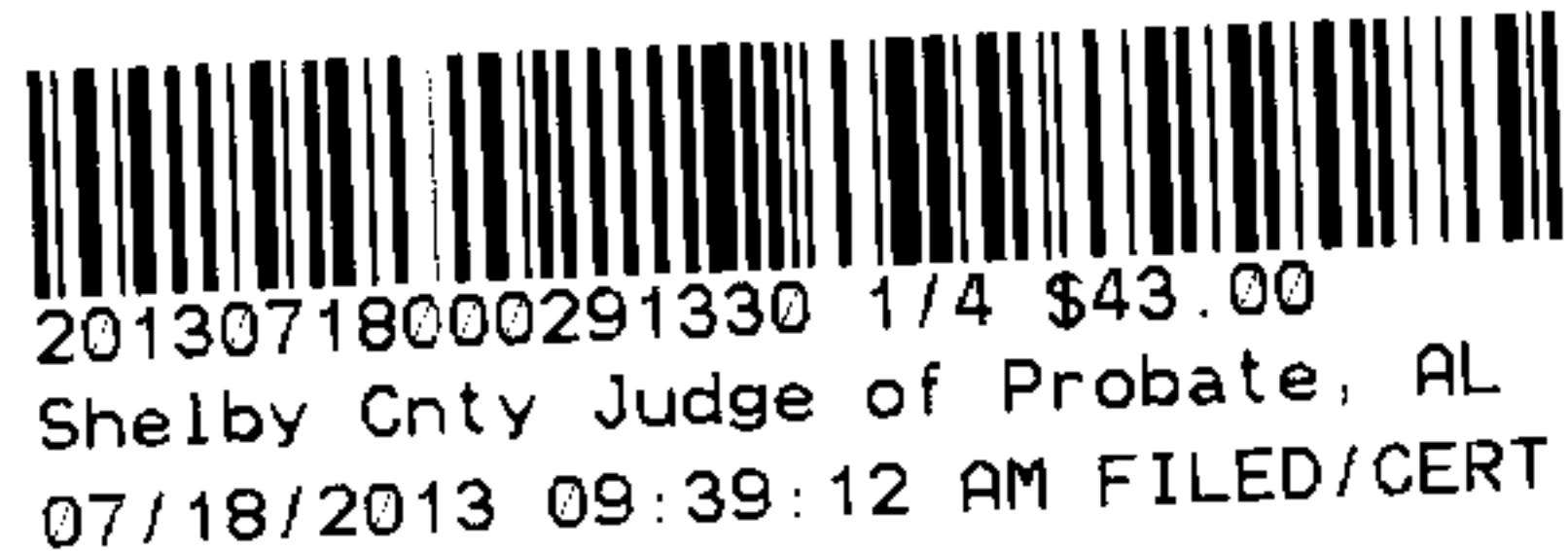


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209



Send Tax Notice To:
Bryan Goldman
4330 Bent River Pkwy
Hoover, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Eighty Nine Thousand Dollars and NO/100 (\$89,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Teresa Garrettson a/k/a Teresa Havard, Personal Representative of the Estate of Harry A. Frohoff, deceased, Probate Case #PR-2012-000593 filed in the Probate Court of Shelby County, Alabama, and Twyla R. Cline and Brian K. Kornegay, as Co-Personal Representatives of the Estate of Brenda Gayle Frohoff, deceased, Probate Case #PR-2012-000525 filed in the Probate Court of Shelby County, Alabama (herein referred to as Grantor)**, grant, sell, bargain and convey unto **Benjamin Bryan Goldman**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

LOT 19, BLOCK 5, ACCORDING TO THE SURVEY OF GREEN VALLEY, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Harry A. Frohoff and Harry Frohoff were one and the same person.
Brenda Gayle Frohoff and Brenda Gail Frohoff were one and the same person.

\$ 71,200.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantees together with every contingent remainder and right of reversion.

And we do for ourselves as Personal Representatives, and for the heirs, executors, administrators and each and every interested party in the Estate of Harry A. Frohoff, deceased, and the Estate of Brenda Gayle Frohoff covenant with the said Grantees, his/her/their heirs and assigns, that the estate is lawfully seized in fee simple of said

premises and we are authorized to convey the same by virtue of my appointment; that they are free from all encumbrances, unless otherwise noted above; that as Personal Representatives, we have good right to sell and convey the same as aforesaid; that we will, and the heirs, executors and administrators of the Estate of Harry A. Frohoff, deceased, and the Estate of Brenda Gayle Frohoff, 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, the said Teresa Garrettson a/k/a Teresa Havard, Personal Representative of the Estate of Harry A. Frohoff, deceased, and Twyla R. Cline and Brian K. Kornegay, as Co-Personal Representatives of the Estate of Brenda Gayle Frohoff, deceased, have hereunto set their hands and seals on the day stated in the notary acknowledgement, and the same shall not be effective until the 9th day of July, 2013.



Teresa Garrettson a/k/a Teresa Havard, Personal Representative of the Estate of Harry A. Frohoff, deceased, Probate Case #PR-2012-000593 filed in the Probate Court of Shelby County, Alabama

20130718000291330 2/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/18/2013 09:39:12 AM FILED/CERT

Notary Acknowledgment

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Teresa Garrettson a/k/a Teresa Havard**, whose name as Personal Representative of the Estate of Harry A. Frohoff, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, individually and in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

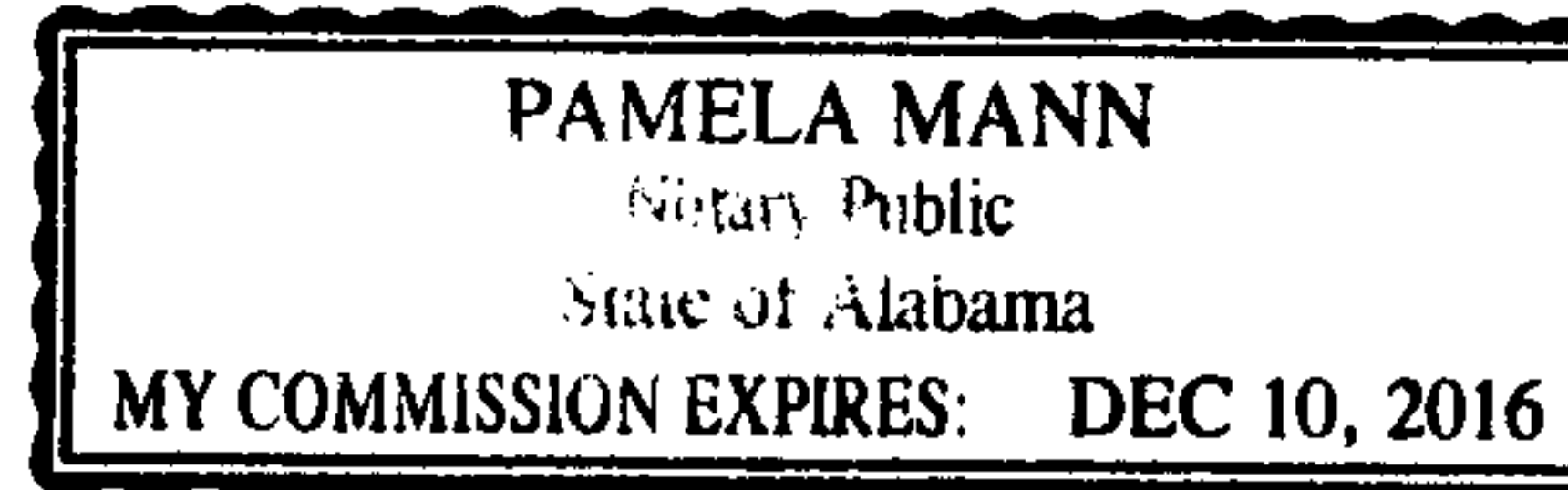
Given under my hand and official seal this the 9th day of July, 2013.

Notary Seal



Notary Public

My commission expires:



Remaining signatures and notary acknowledgements on the following page.

Twyla R. Cline

Twyla R. Cline, as Co-Personal Representative of the Estate of Brenda Gayle Frohoff, deceased, Probate Case #PR-2012-000525 filed in the Probate Court of Shelby County, Alabama

Brian K. Kornegay

Brian K. Kornegay, as Co-Personal Representative of the Estate of Brenda Gayle Frohoff, deceased, Probate Case #PR-2012-000525 filed in the Probate Court of Shelby County, Alabama

Notary Acknowledgment

20130718000291330 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/18/2013 09:39:12 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

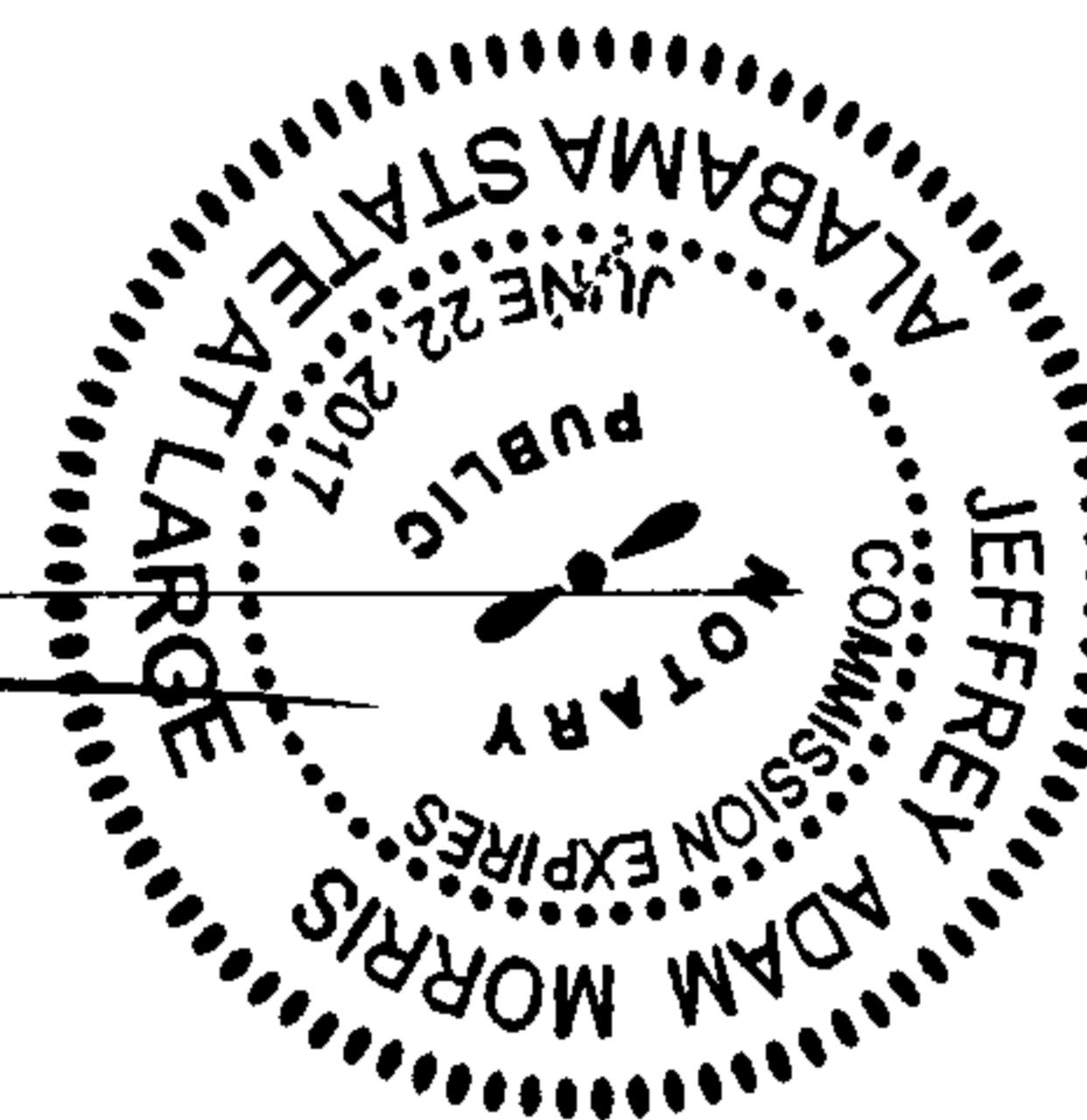
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Twyla R. Cline** whose name as Co-Personal Representative of the Estate of Brenda Gayle Frohoff, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, individually and in her capacity as such Co-Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2013.

Notary Seal

Notary Public

My commission expires:



STATE OF ALABAMA
COUNTY OF JEFFERSON

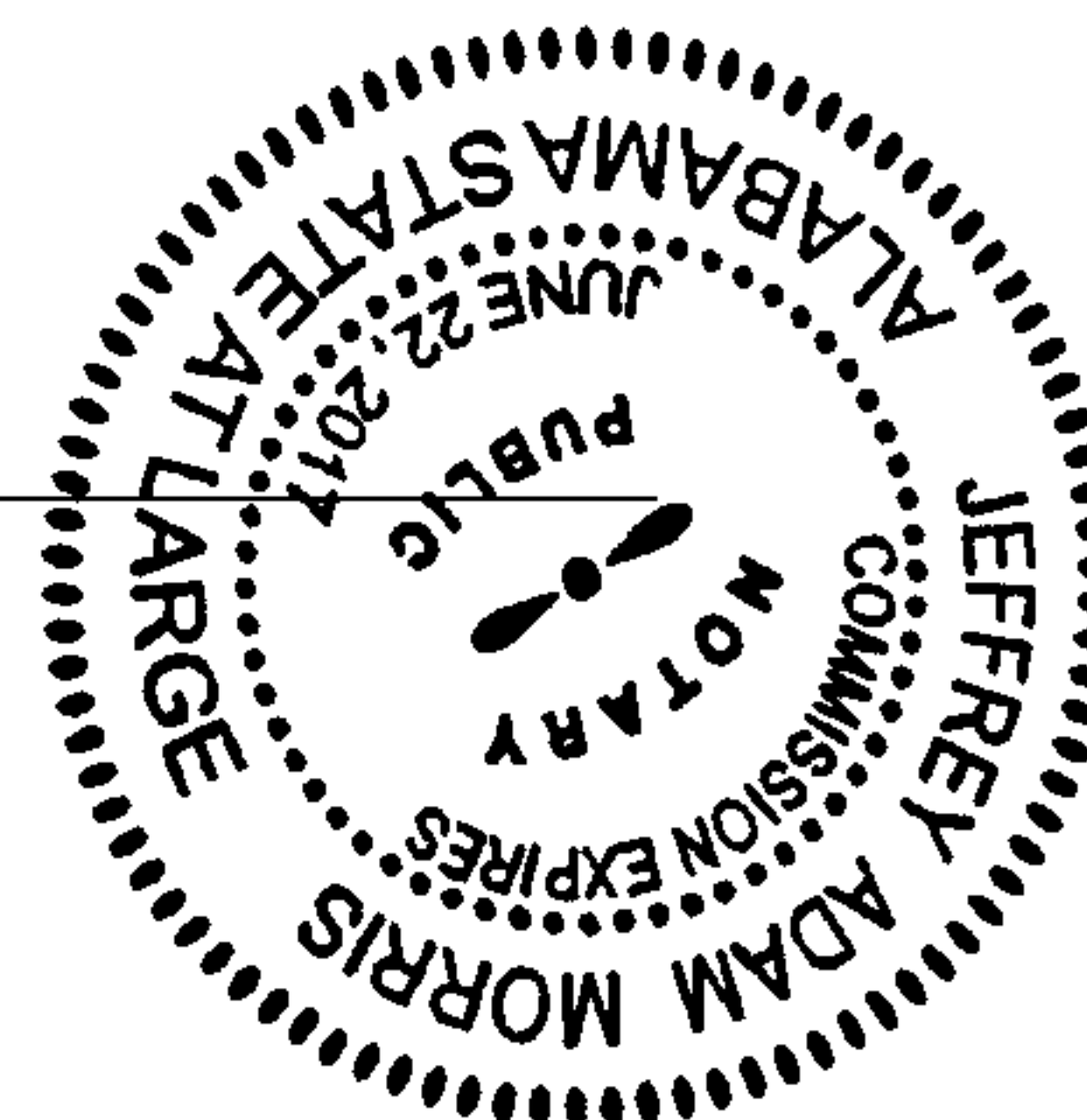
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Brian K. Kornegay** whose name as Co-Personal Representative of the Estate of Brenda Gayle Frohoff, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, individually and in his capacity as such Co-Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2013.

Notary Seal

Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Ests. of Harry & Brenda Frohoff
Mailing Address 44 Cedar Way
Montevallo, AL 35115

Grantee's Name Bryan Goldman
Mailing Address 4330 Bent River Pkwy
Hoover, AL 35216

Property Address 302 Fran Drive
Alabaster, AL 35007

Date of Sale 7/10/13
Total Purchase Price \$ 89,000.00



20130718000291330 4/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/18/2013 09:39:12 AM FILED/CERT

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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 7/10/13

Print Amy F. Ivins-Cowley **Members Title, LLC**
3009 Firefighter Lane
Birmingham, AL 35209
205.776.8800

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

Print Form

Form RT-1