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11/05/2014 02:56:19 PM
DEEDS 1/3

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

Send Tax Notice To:
Fruehbrodt
111 Lantana Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Four Nine Hundred and No/100 Dollars (\$164,900.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Michael Kizzire and Mikeeta Kizzire, husband and wife**, (herein referred to as **Grantors**), do hereby grant, sell, bargain and convey unto **Joseph Daniel Fruehbrodt**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 131, ACCORDING TO THE SURVEY OF IVY BROOK PHASE THREE, AS RECORDED IN MAP BOOK 28, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


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


\$ 148,410.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his/her heirs and assigns forever.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have 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 **GRANTEE**, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS** have hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 8th day of October, 2014.

 (SEAL)
Michael Kizzire

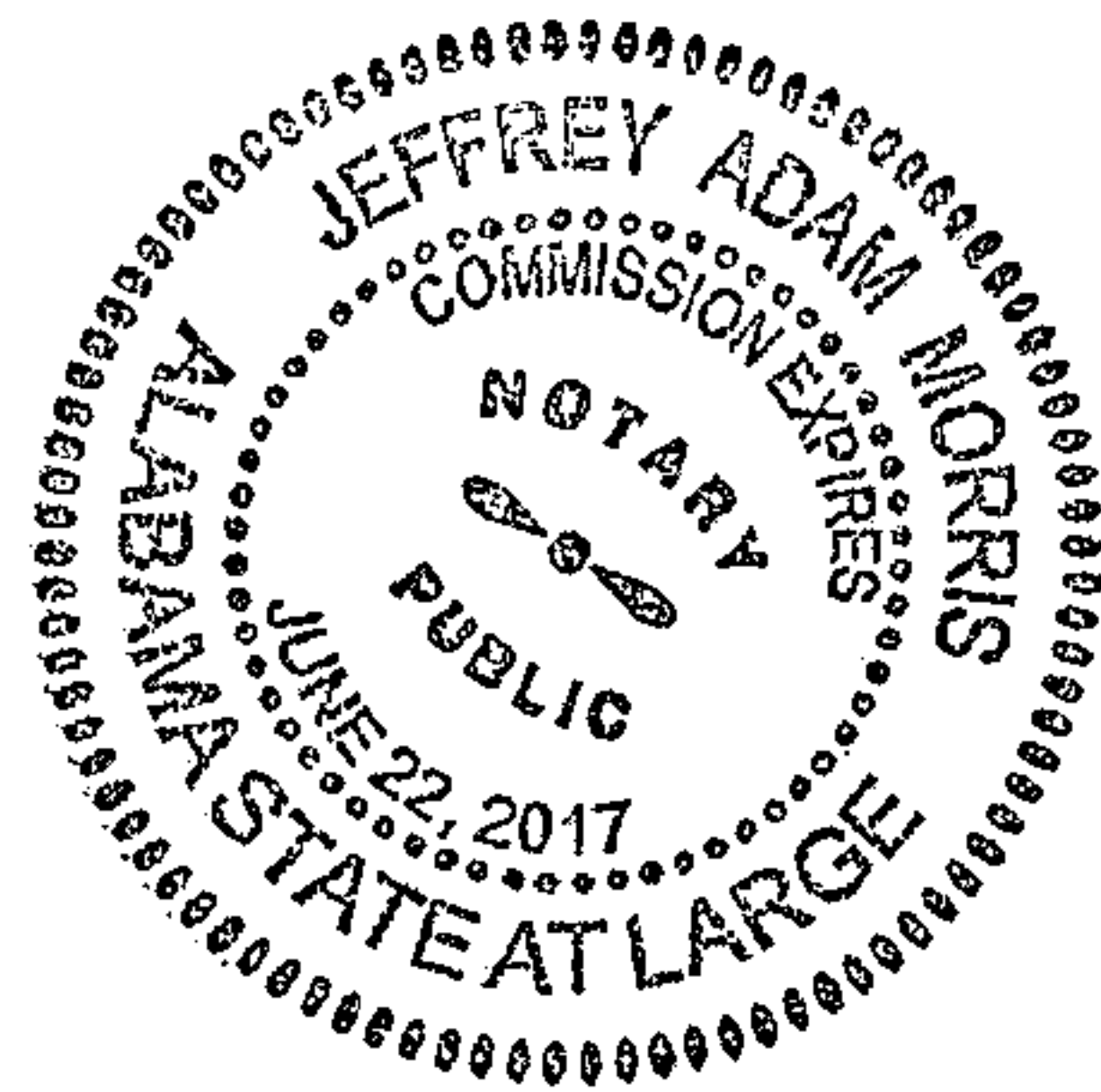
 (SEAL)
Mikeeta Kizzire

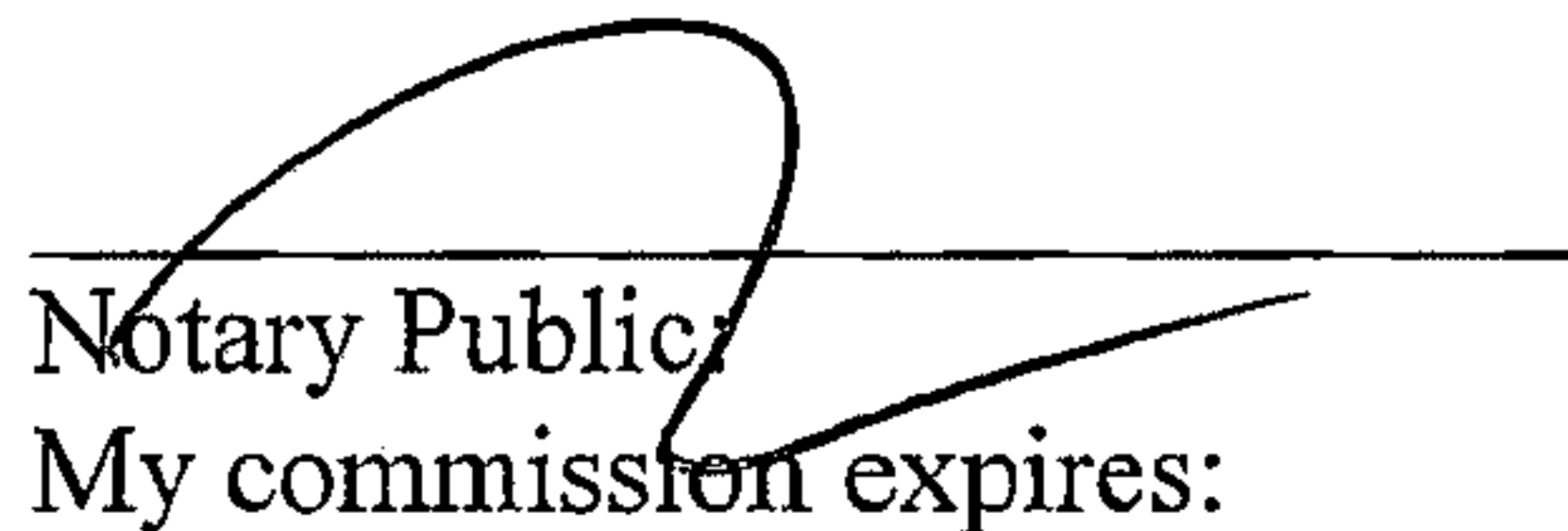
STATE OF AL
COUNTY OF Jefferson

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

Given under my hand and official seal this 8th day of October, 2014.

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 Kizzire
 Mailing Address 2006 Grove Park Way
Birmingham, AL 35242

Grantee's Name Fruehbrodt
 Mailing Address 111 Lantana Circle
Pelham, AL 35124

Property Address 111 Lantana Circle
Pelham, AL 35124

Date of Sale 10/8/14

Total Purchase Price \$ 164,900

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

☐ 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 10/8/14



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/05/2014 02:56:19 PM
 S36.50 CHERRY
 20141105000350110

Print

Joseph Daniel Fruehbrodt

Sign

Joseph Daniel Fruehbrodt

Unattested