20150511000155070 1/2 $134.00
Shelby Cnty Judge of Probate, AL
05/11/2015 01:27:07 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209
5838

Send tax notice to:
Jennifer Lynne Smith
4224 Ashington Drive
Birmingham, Alabama 35242-

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Ninety-Seven Thousand and 00/100 Dollars** (**$397,000.00**) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Mark A. Frechette and his wife Charlene J. Frechette

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jennifer Lynne Smith

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 231, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, page 50, in the Probate Office of Shelby County, Alabama

$**280,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2015 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **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 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 Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **6th day of May, 2015.**

Mark A Frechette (Seal) Charlene J. Frechette (Seal)
Mark A. Frechette **Charlene J. Frechette**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mark A. Frechette and Charlene J. Frechette** 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of May, 2015.**

David P. Condon Notary Public Expires 02-12-2018 Alabama State At Large

Notary Public: David P. Condon
My Commission Expires: 2-12-18

Shelby County, AL 05/11/2015
State of Alabama
Deed Tax:$117.00

20150511000155070 2/2 $134.00
Shelby Cnty Judge of Probate, AL
05/11/2015 01:27:07 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Mark A. Frechette**
Grantor Name: **Charlene J. Frechette**
Mailing Address: **4224 Ashington Drive**
Birmingham, Alabama, 35242-5838

Date of Sale: **May 6th, 2015**

Total Purchase Price: **$397,000.00**
Or
Actual Value: $_____
Or
Assessor's Market Value: $_____

Property Address: **4224 Ashington Drive**
Birmingham, Alabama, 35242-5838

Grantee Name: **Jennifer Lynne Smith**
Mailing Address:
purchasers city, purchasers state, purchaser zip

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
_XX_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 Section 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 Section 40-22-1 (h).

Date: **May 6th, 2015** Print: Jennifer Lynne Smith

_____Unattested _____ Sign: Jennifer Lynne Smith
(verified by) (Grantor/Grantee/Owner/Agent) circle one