

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Gregory D Frost and Robyn D Frost  
232 Waterstone Court,  
Montevallo AL 35115

Presents:

THAT IN CONSIDERATION OF One Hundred Seventy One Thousand Eight Hundred Fifty and no/100 Dollars (\$171,850.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I, Joshua F Copeland, a Married man (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Gregory D Frost and Robyn D Frost (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 87, according to the Survey of Waterstone, Phase 2, as recorded in Map Book 42, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$154,665.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

To Have And To Hold unto 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 hereby 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of May, 2015.



20150513000157800 1/2 \$34.50  
Shelby Cnty Judge of Probate, AL  
05/13/2015 11:25:47 AM FILED/CERT

Joshua F Copeland

Shelby County, AL 05/13/2015  
State of Alabama  
Deed Tax: \$17.50

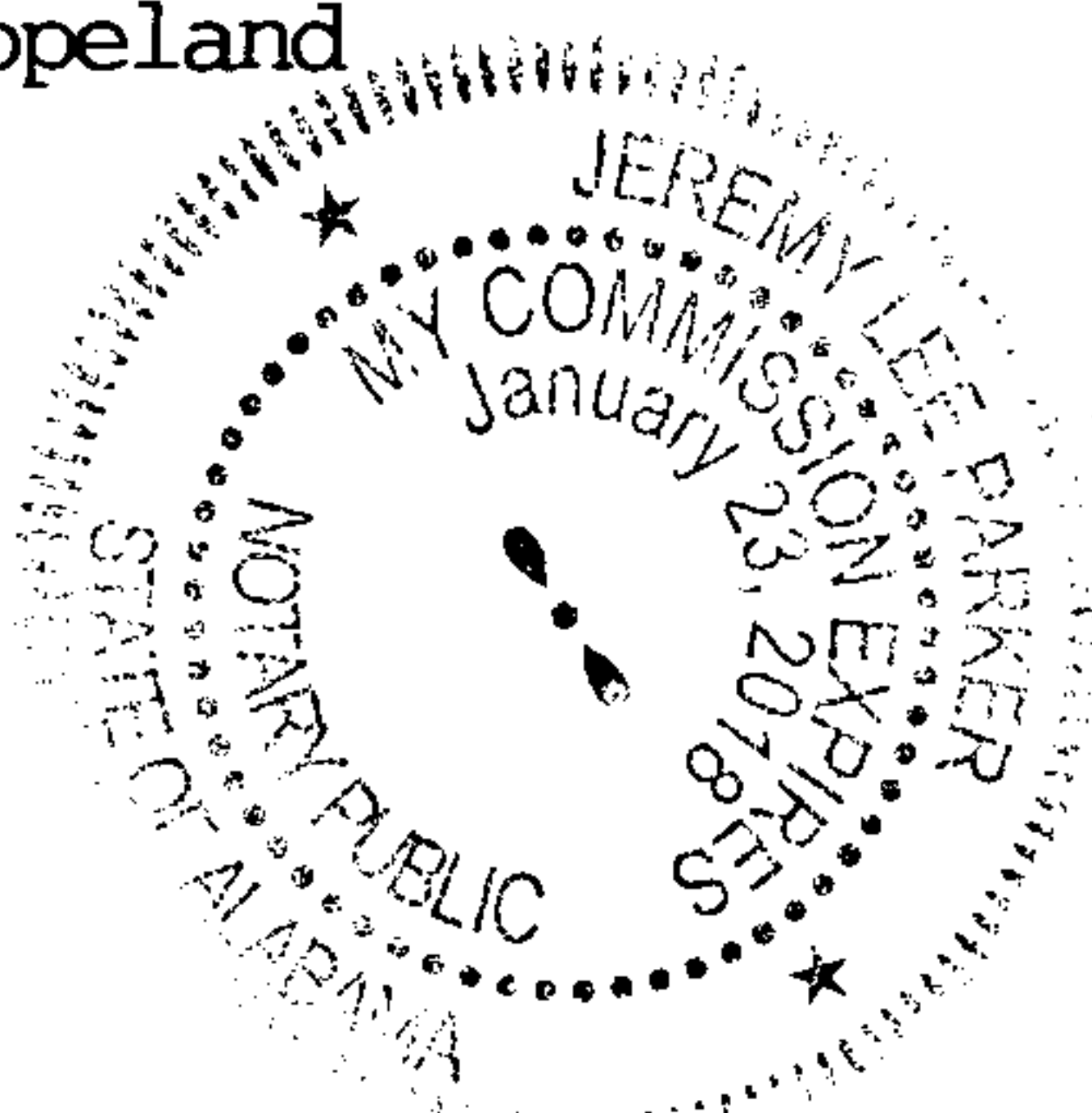
STATE OF Alabama  
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Joshua F Copeland, a married man whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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

**\*\*and wife Kristen Copeland**

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216  
3096



Notary Public  
My Commission Expires: 123-48

Real Estate Sales Validation Form

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

Grantor's Name Joshua F Copeland
Mailing Address 232 Waterstone Ct
Montevallo AL 35115

Grantee's Name Gregory D Frost
and Robyn D Frost
Mailing Address 916 Davenport Trail
Calera AL 35040

Property Address 232 Waterstone Ct
Montevallo AL 35115

Date of Sale May 6, 2015
Total Purchase Price \$ 171,850.00
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)

- 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 5/6/15

Print Joshua F Copeland

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20150513000157800 2/2 \$34.50
Shelby Cnty Judge of Probate, AL
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Print Form

Form RT-1