

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Vanessa Hoggatt
210 Parkway Cir
Montevallo, AL 35115

20160304000069810
03/04/2016 11:03:25 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Six Thousand Five Hundred And No/100 Dollars (\$86,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Charlotte Ann Dawson, an unmarried woman, and Gilene Dawson, an unmarried woman, and Catherine Price Isbell, an unmarried woman, and Charles Truman Frew, a married man, and David Lee Frew, an unmarried man, and Suzanne Lynn Frew, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Vanessa Hoggatt (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 26, Block 6, Arden Subdivision, Town of Montevallo, Shelby County, Alabama, according to Map recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The property herein conveyed does not constitute the homestead of Charles Truman Frew, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 18, 2016.

FILE NO.: TS-1600240

Charlotte Ann Dawson

Charlotte Ann Dawson

Gilene Dawson

Gilene Dawson

20160304000069810

03/04/2016 11:03:25 AM DEEDS 2/3

Catherine Price Isbell

Catherine Price Isbell

Charles Truman Frew by Charlotte Ann Dawson
his attorney-in-fact

Charles Truman Frew by Charlotte Ann Dawson, his Attorney-in-Fact

David Lee Frew by Charlotte Ann Dawson
his attorney-in-fact

David Lee Frew by Charlotte Ann Dawson,

his Attorney-in-Fact

Suzanne Lynn Frew by Charlotte Ann Dawson
her attorney-in-fact

Suzanne Lynn Frew by Charlotte Ann Dawson,

her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

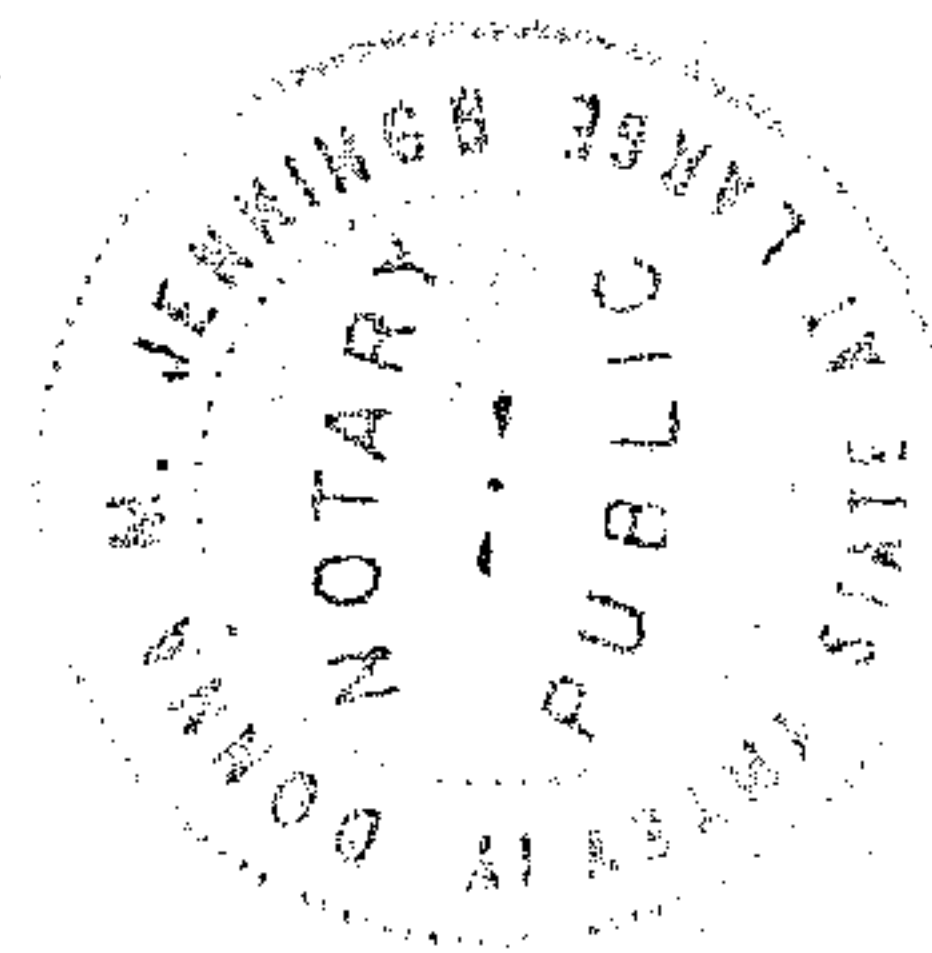
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Charlotte Ann Dawson, individually, and as Attorney in Fact for Charles Truman Frew, David Lee Frew and Suzanne Lynn Frew, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, individually, and in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 18th day of February, 2016.

Donna M Jennings

Notary Public

My commission expires: 1/30/2019



STATE OF ALABAMA
COUNTY OF SHELBY

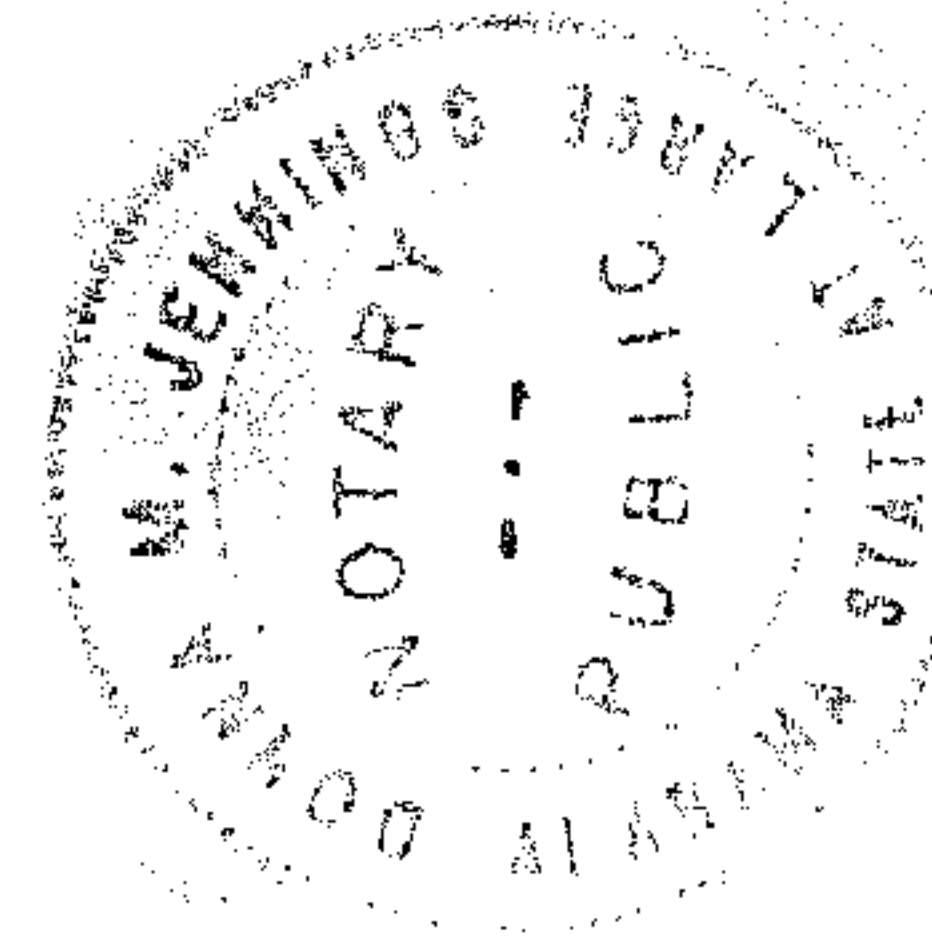
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilene Dawson and Catherine Price Isbell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 18th day of February, 2016.

Donna M Jennings

Notary Public

My commission expires: 1/30/2019



FILE NO.: TS-1600240

20160304000069810 03/04/2016 11:03:25 AM DEEDS 3/3

Grantor's Name Charlotte Ann Dawson, Gilene
Dawson, Catherine Price Isbell,
Charles Truman Frew, David Lee
Frew, and Suzanne Lynn Frew

Grantee's Name Vanessa Hoggatt

Mailing Address 210 Parkway Cir
Montevallo, AL 35115

Mailing Address 1448 Briarwood Dr.
Gulf Shores, AL 36542-4310

Property Address 210 Parkway Cir
Montevallo, AL 35115

Date of Sale February 18, 2016

Total Purchase Price \$86,500.00

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

☐ 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 - Charlotte Ann Dawson, Gilene Dawson, Catherine Price Isbell, Charles
Truman Frew, David Lee Frew, and Suzanne Lynn Frew, 210 Parkway Cir, Montevallo, AL 35115.

Grantee's name and mailing address - Vanessa Hoggatt, , .

Property address - 210 Parkway Cir, Montevallo, AL 35115

Date of Sale - February 18, 2016.

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.

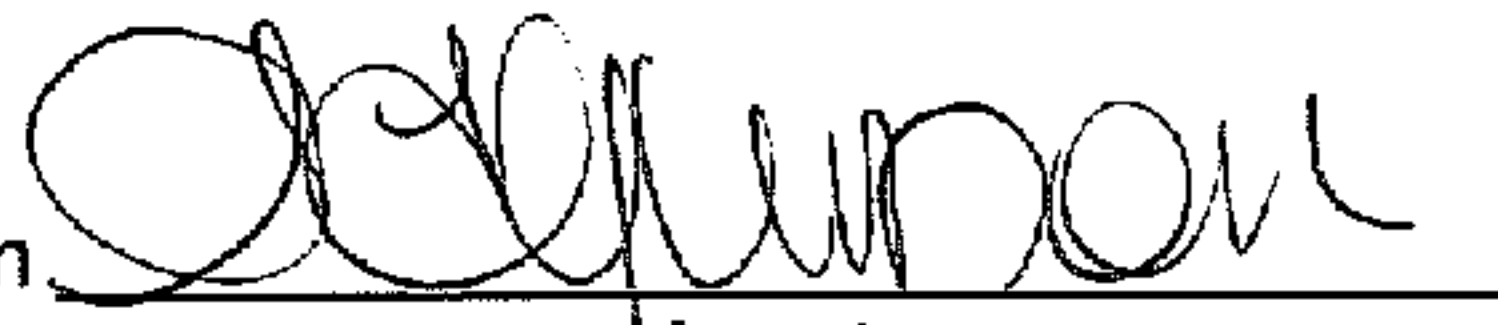
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

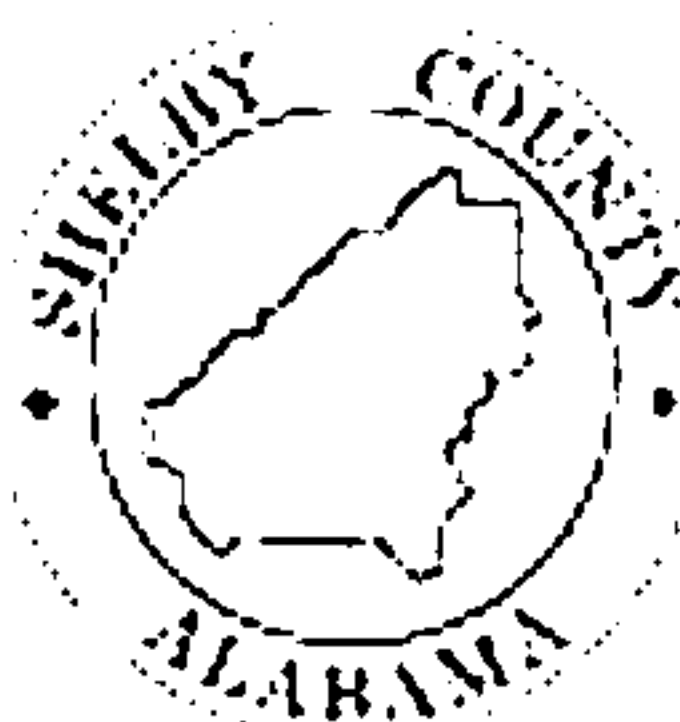
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be 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: February 18, 2016

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2016 11:03:25 AM
\$106.50 CHERRY
20160304000069810

