

Send tax notice to:
JON ALLEN BAREFIELD
4147 SOMERSET RIDGE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016337

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty-Six Thousand and 00/100 Dollars (\$586,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAN E. FRIDRICHSEN, AN UNMARRIED MAN whose mailing address is: 4710 Colonnade Place, Apt 136, Birmingham AL 35243 (hereinafter referred to as "Grantors") by JON ALLEN BAREFIELD and LORI ANN BAREFIELD whose property address is: 4147 SOMERSET RIDGE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map and Survey of Hudson's Addition to Brook Highlands, recorded in Map Book 31, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Jan E. Fridrichsen is the surviving grantee of that certain Deed recorded in Instrument #20040909000502470. Lisa N. Fridrichsen, the other grantee, is deceased, having died on or about June 19, 2014. Lisa N. Fridrichsen is one and the same as Lisa Ann Nelson Fridrichsen.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Hudson's Addition to Brook Highlands recorded in Map Book 31, page 37, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions recorded in Instrument #20030421000242940.

\$462,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

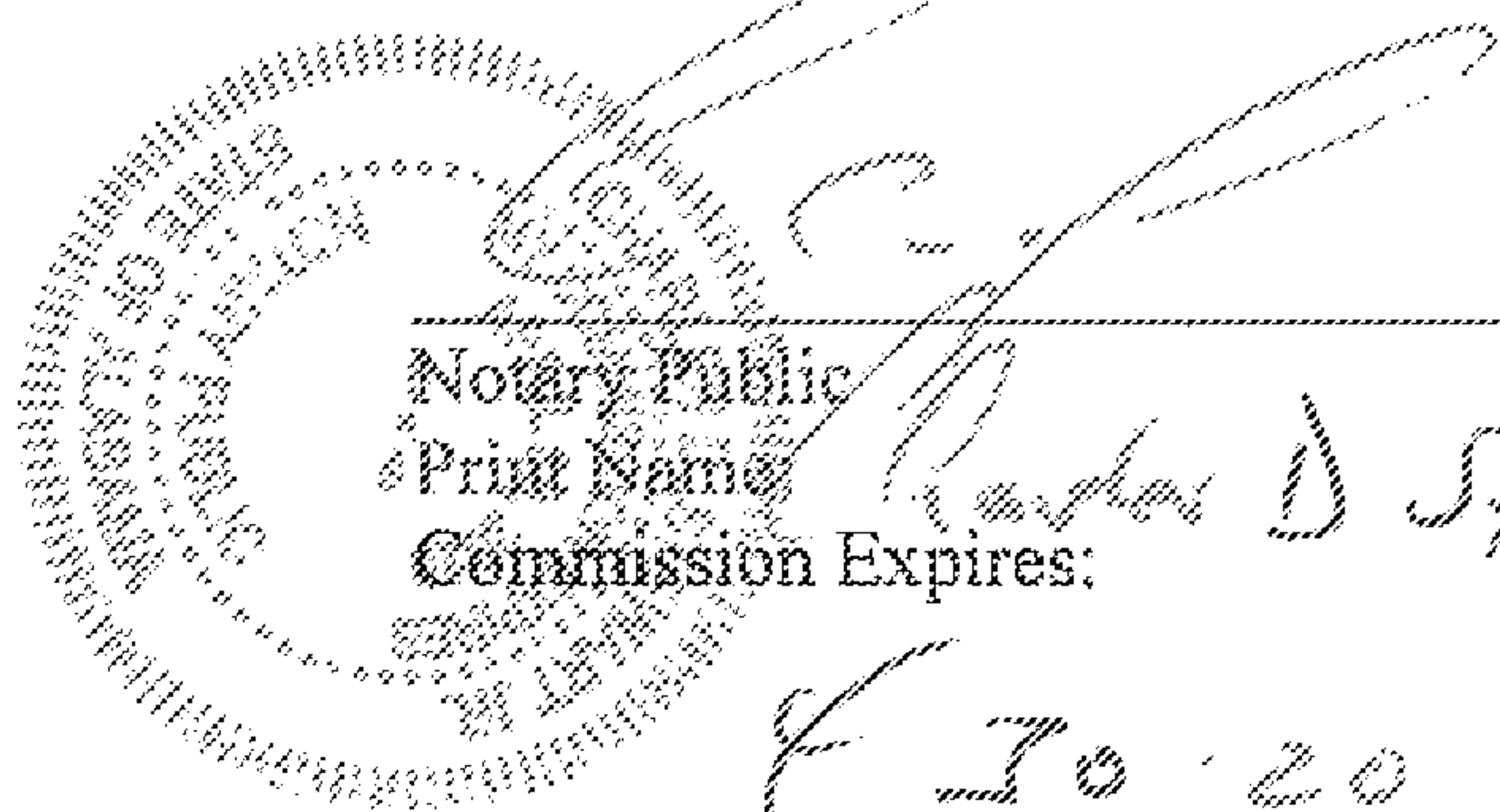
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30th day of June, 2016.


JAN E. FRIDRICHSEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAN E. FRIDRICHSEN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2016.


Notary Public
Print Name: Robert D. Spensbury, Jr.
Commission Expires: 6-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2016 12:10:19 PM
\$142.00 CHERRY
20160701000229690

