

This instrument prepared by:
John Hollis Jackson, III
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046


20160727000263120 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
07/27/2016 02:09:33 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) Dollar to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Estate of Mary Nell Gentry Frost, deceased, by Fredric H. Fredric H. Frost, III and Carolyn S. Turnbull, Co-Personal Representatives** (herein referred to as grantor), does grant, bargain, sell and convey to **Fredric H. Frost, III and Carolyn S. Turnbull** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 25 of the Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, as filed in the Office of the Probate Judge of Shelby County, Alabama. Also, a strip of land of uniform width 36 feet wide off the north side of Lot 26 according to Hubbard and Givhan's Subdivision of the NW¹/₄ of NE¹/₄ of Section 21, Township 22, Range 3 West, as shown by map or said subdivision recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

This instrument is executed in accord with the terms and provisions of the Last Will and Testament of Mary Nell Gentry Frost as the same is probated in the Probate Court of Shelby County, Alabama.



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This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And said grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's successors and assigns 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, Estate of Mary Nell Gentry Frost, deceased, by Fredric H. Frost, III and Carolyn S. Turnbull, its duly authorized officers, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 25 day of July, 2016.

ESTATE OF MARY NELL GENTRY FROST,
deceased

BY: Fredric H. Frost III
Fredric H. Frost, III, Co-Personal Representative

ESTATE OF MARY NELL GENTRY FROST,
deceased

BY: Carolyn S. Turnbull
Carolyn S. Turnbull, Co-Personal Representative

STATE OF ALABAMA

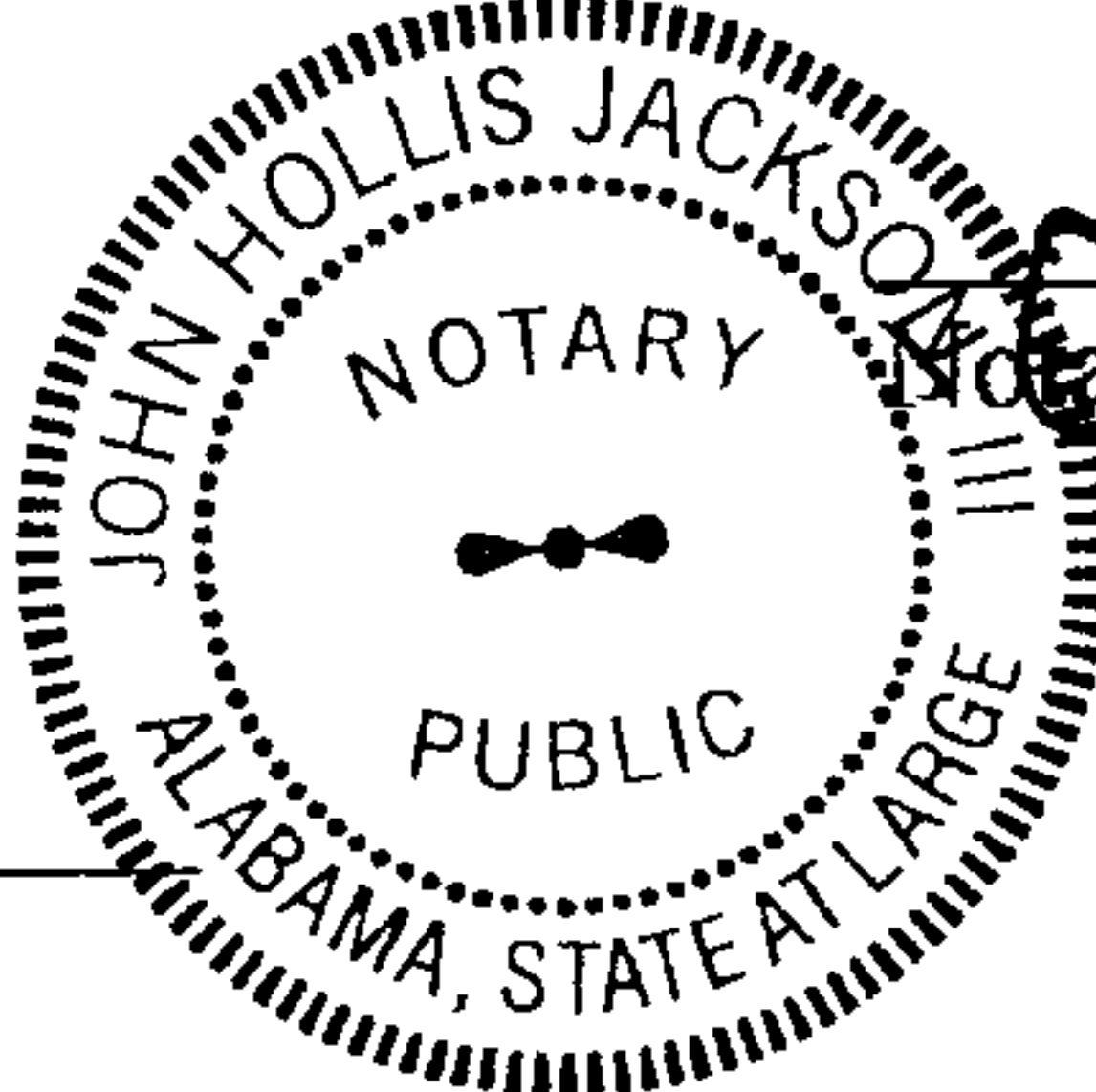
CHILTON COUNTY



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fredric H. Frost, III, whose name as Co-Personal Representative of Estate of Mary Nell Gentry Frost, deceased, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 25 day of July, 2016.



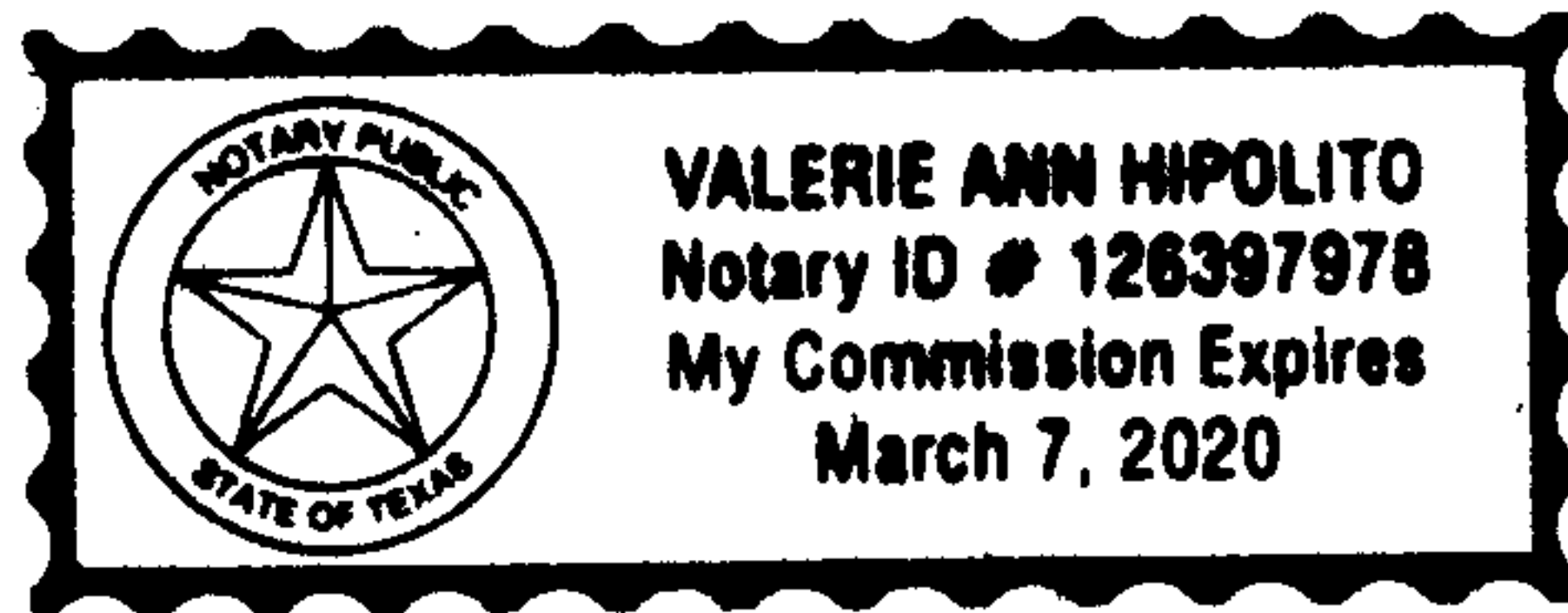
[Handwritten Signature]
Notary Public

STATE OF Texas

COUNTY OF Travis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn S. Turnbull, whose name as Personal Representative of Estate of Mary Nell Gentry Frost, deceased, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 20th day of July, 2016.



[Handwritten Signature]
Notary Public

Address of Grantee:

3403 LATIMER DR.
AUSTIN, TX 78732

Address of Grantor:

3403 LATIMER DR.
AUSTIN, TX 78732

Property Address:

425 Ashville Circle
Montevallo, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name Estate of Mary Nell Gentry Frost
Mailing Address 3603 Latimer Dr.
Austin, TX 78732

Grantee's Name Fredric H. Frost, III AND
Mailing Address Carolyn S. Turnbull
c/o 3603 Latimer Dr.
Austin, TX 78732

Property Address 425 Ashville Circle
Montevallo, AL 35115

Date of Sale 7/25/16

Total Purchase Price \$ _____

or

Actual Value \$ 159,000.00

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 - _____


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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 7-25-16

Print John Hollis Jackson III

____ Unattested

(verified by)

Sign John Hollis Jackson III Attorney
(Grantor/Grantee/Owner/Agent) circle one
the

Print Form

Form RT-1