

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Daniel Joseph Frengel, married (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto Mary Lee Reynolds and Raymond Franklin Reynolds (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, all of his undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

One acre of land, more or less, more particularly described as the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 East. Also, begin at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, and thence run North along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 105 feet to a point; thence turn an angle of 90 deg. to the left and run in a westerly direction parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 326 feet, more or less, to the East right-of-way line of Shelby County Hwy. No. 83; thence run in a Southeasterly direction along the East right-of-way line of said County Highway 83 a distance of 112 feet, more or less, to the point of intersection with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 243 feet, more or less, to the point of beginning.


Subject to easements, rights of way, conditions, exceptions, reservations, and encumbrances of record.

The above described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is

Shelby County, AL 07/13/2017
State of Alabama
Deed Tax: \$22.00


20170713000250310 1/3 \$43.00
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lawfully seized in fee simple of said premises; that they are 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 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.

3 IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this day of June, 2017.

Daniel J. Frengel
Daniel Joseph Frengel

STATE OF VA
COUNTY OF Prince William

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Joseph Frengel, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of June, 2017.

[Signature]
Notary Public

My commission expires: 11/30/2021



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Real Estate Sales Validation Form

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

Grantor's Name Daniel Joseph Frengel
Mailing Address 14276 Madrigal Drive
Woodbridge, VA
22193

Grantee's Name Mary Lee + Raymond Franklin
Mailing Address Reynolds
1677 Hwy 83
Vincent, AL 35178

Property Address 1120
Hwy 83, Vincent, AL
35178

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
1/2 Assessor's Market Value \$ 21,715

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 6/3/17

Print Daniel Joseph Frengel

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

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