

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Cecelia W Black  
112 Chesser Lane  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

**20180111000011340**

**01/11/2018 10:01:39 AM**

**DEEDS 1/3**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Sixty-Three Thousand And No/100 Dollars (\$163,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joyce E Frey, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cecelia W Black (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 16, according to the Survey of Cottages of Chesser Phase I, as recorded in Map Book 33, Page 45, 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.

Subject to a third party mortgage in the amount of \$130,400.00 executed and recorded simultaneously herewith.

**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

1/4/18

Joyce E. Frey  
Joyce E. Frey

STATE OF North Carolina  
COUNTY OF Swain

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Joyce E Frey whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 4<sup>th</sup> day of January, 2018 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on

1/4/18

Heather L McNichols  
Notary Public

My commission expires: 2.6.2018



## Real Estate Sales Validation Form

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

Grantor's Name Joyce E Frey

Grantee's Name Cecelia W Black

Mailing Address 341 Johnson Dr NE  
Atlanta GA 30313Mailing Address 112 Chesser Lane  
Chelsea, AL 35043Property Address 112 Chesser Lane  
Chelsea, AL 35043

Date of Sale January 8, 2018

Total Purchase Price \$163,000.00

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 StatementIf 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 - Joyce E Frey, . .

Grantee's name and mailing address - Cecelia W Black, . .

Property address - 112 Chesser Lane, Chelsea, AL 35043

Date of Sale - January 8, 2018.

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: January 8, 2018

Sign

Agent



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/11/2018 10:01:39 AM  
 \$54.00 CHERRY  
 20180111000011340

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".