

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

SEND TAX NOTICE TO:
Cecelia W Black
112 Chessser 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 Chessser 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 4th 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 Br RdBogon City, AL 35713Mailing Address 112 Chessier LaneChelsea, AL 35043Property Address 112 Chessier Lane
Chelsea, AL 35043Date 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
 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 - Joyce E Frey, . . .

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

Property address - 112 Chessier 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

