

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Steve T. Friesen Jr. & Starla M. Friesen
751 HWY 54
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY FIVE THOUSAND (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William Jason Ingram**, a married man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Steve Theodore Friesen, Jr.** and **Starla M. Friesen**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SW ¼ of the SE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence run N 1° 43' 18" W, along the east line of said 1/4 - ¼ for 641.87' to a found ½" rebar; thence run N 68° 31' 46" W for 401.41' to the point of beginning; thence continue on the last described course for 35.95' to a found ½" rebar; thence run N 55° 14' 22" W for 254.75' to a found ½" rebar situated on the southerly right of way of Shelby County Highway 54, and being on a curve to the right, having a central angle of 17° 26' 37", a radius of 851.10', a bearing of N 53° 37' 50" E, a chord of 258.12'; thence run along the arc of said curve and right of way for 259.12' to a set cap rebar; thence run S 27° 27' 11" E for 163.59' to a set cap rebar; thence run S 13° 41' 29" W for 171.16' to the point of beginning, containing 1.08 acres.

ALSO PERMANENTLY AFFIXED IS A 2006 Southern Home mobile home, Serial # DSDAL47736AB.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and

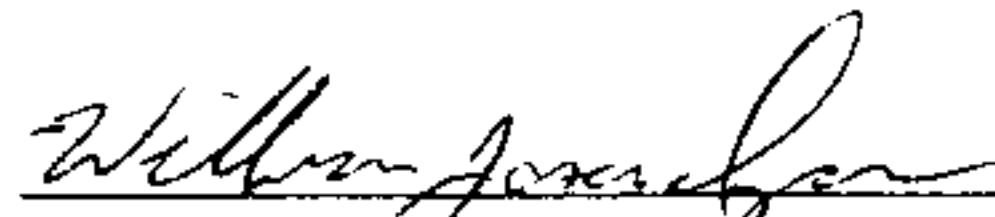
Shelby County, AL 12/05/2018
State of Alabama
Deed Tax: \$27.00


20181205000425560 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
12/05/2018 02:42:03 PM FILED/CERT

clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 21 day of November, 2018.



William Jason Ingram

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William Jason Ingram**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of November, 2018.



Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan 18 2021


20181205000425560 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
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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 William Jason Ingram
Mailing Address 751 HWY 54
Montevallo, AL 35115

Grantee's Name Steve Theodore Friesen, Jr Starla M. Friesen
Mailing Address 751 HWY 54
Montevallo, AL 35115

Property Address 751 HWY 54
Montevallo, AL 35115

Date of Sale 11/21/2018
Total Purchase Price \$95,000.00

or
Actual Value \$

or
Assessor's Market Value \$


20181205000425560 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
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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 11/21/2018

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1