

Send tax notice to:  
JASON S. FRASE  
404 ACRE TRAIL  
ALABASTER, AL 35007

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2018680

20190110000010710  
01/10/2019 10:34:34 AM  
DEEDS 1/2

**WARRANTY DEED**

Consideration: \$115,000.00  
½ Consideration: \$57,500.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Jason S. Frase, a married man whose mailing address is: 404 Acre Trail, Alabaster, AL 35007 (hereinafter referred to as "Grantors") by **JASON S. FRASE and DEANNA G. FRASE** whose mailing address is: **404 Acre Trail, Alabaster, AL 35007** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 16A, according to the Resurvey of Lots 15 and 16, Dearing Farms, as recorded in Map Book 50, Page 32, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.
5. Easement to Alabama Power Company recorded in Inst. No. 2016-35016
6. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.

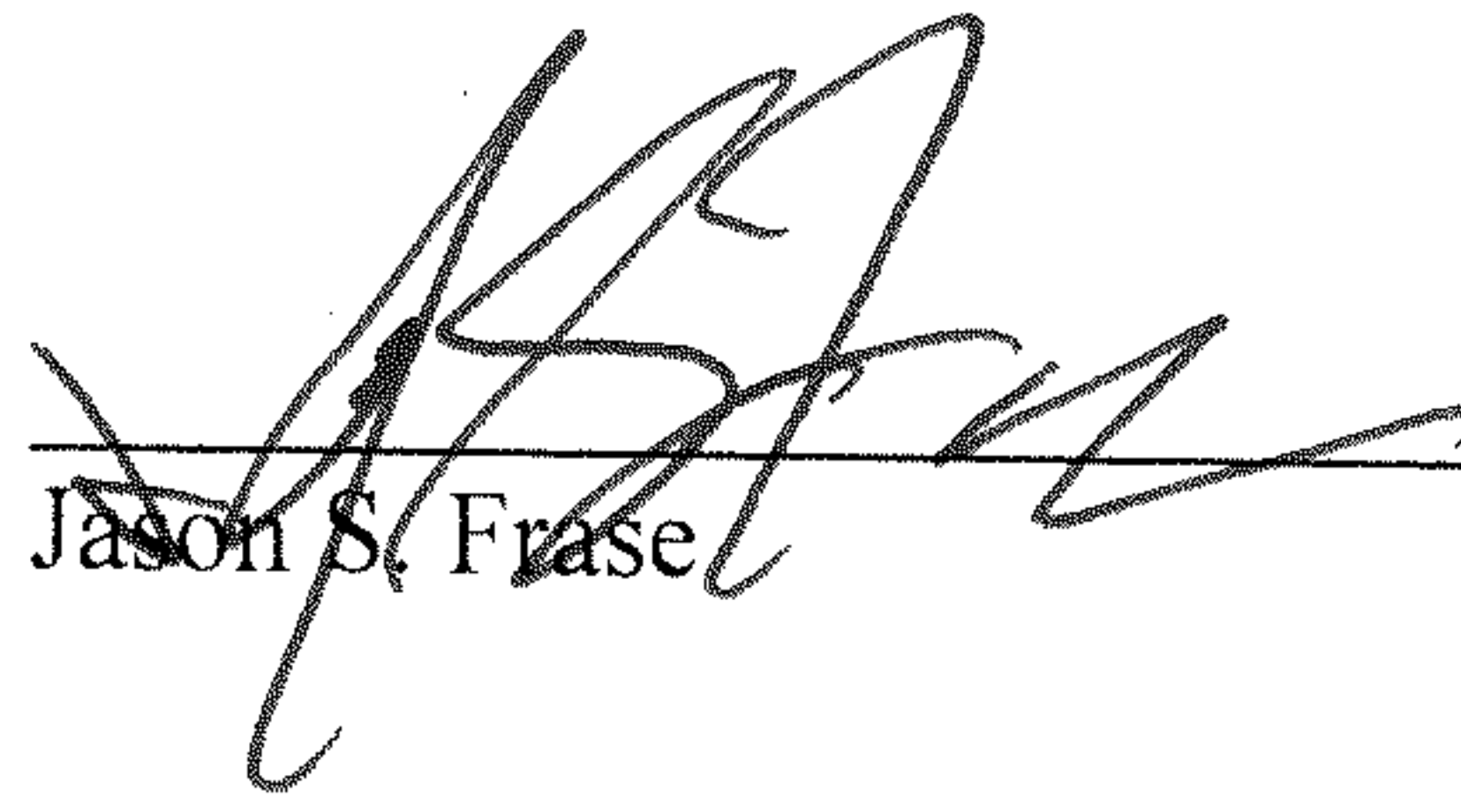
**\$640,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

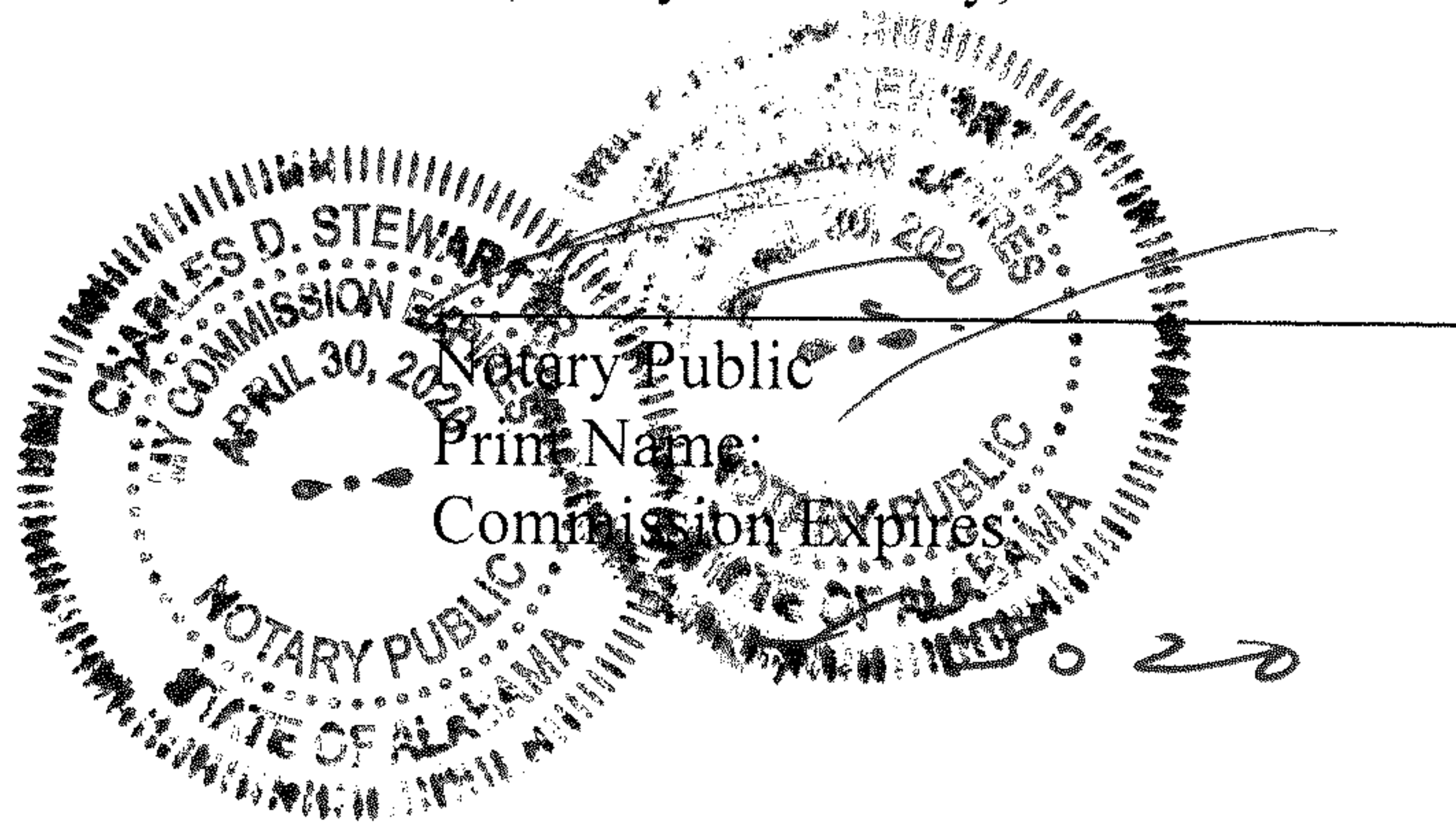
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of January, 2019.

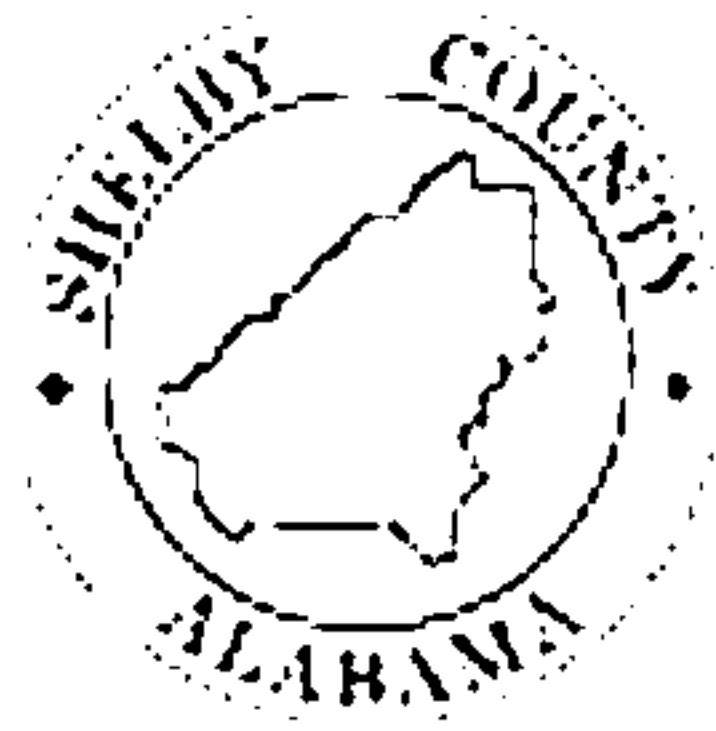
  
\_\_\_\_\_  
Jason S. Frase

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason S. Frase whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2019.

  
Notary Public  
Print Name:  
Commission Expires: 02/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2019 10:34:34 AM  
\$19.00 CHERRY  
20190110000010710

*Allen S. Beyl*