

**(DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR
COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS
HAS BEEN MADE BY PREPARER OF DEED.)**


Send tax notice to:

Mr. James Edgar Frost

225 Hwy 222
Calera, AL 35040

This instrument was prepared by:

Ellis, Head, Owens & Justice
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051


20190214000047550 1/4 \$86.50
Shelby Cnty Judge of Probate, AL
02/14/2019 09:58:50 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **NENA FROST SANDERS**, a married woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **JAMES EDGAR FROST** (herein referred to as Grantee), all of my interest I have in the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the southwest corner of SW 1/4 of SW 1/4 of Section 13, Township 22, Range 3 West and run north 270 feet; thence east and parallel with the south line of said forty acres 240 feet; thence south and parallel with the west line of said forty acres 270 feet to the south line of said forty acres; thence west along said forty acre line 240 feet to the point of beginning.

Norma W. Frost died intestate on March 12, 2015.

Edgar G. Frost died intestate on October 23, 2017.

The Grantor and Grantee are children and only heirs of law of the said Norma W. Frost and Edgar G. Frost. (See attached Affidavit.)

This is not a part of Grantor's homestead.

This property is the same as described in Deed Book 235, Page 197, recorded in the Shelby County, Alabama, Office of Probate.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good

right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2019.

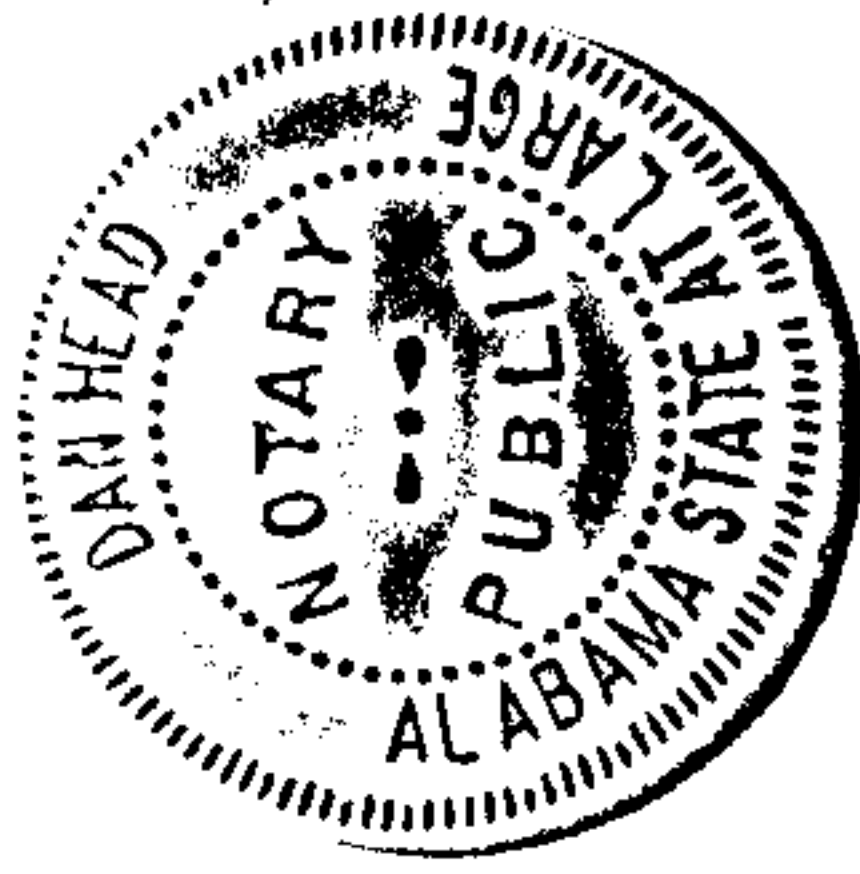
Nena Frost Sanders (SEAL)
Nena Frost Sanders

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nena Frost Sanders**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2019.

[Signature] (SEAL)
Notary Public
My Commission Expires: 12/12/2020



STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT

BEFORE ME, the undersigned authority, in and for said County and State, personally appeared Gwen Thomas, who, being known to me and being by me first duly sworn, deposed and said as follows:

My name is Gwen Thomas. I live in Calera, Alabama. Norma W. Frost was my sister who died on March 12, 2015. Her husband was Edgar G. Frost who died on October 23, 2017. They had two (2) children, Nena Frost Sanders and James Edgar Frost, and these two (2) children were their only heirs at law. I have known both of them for a very long time. To the best of my knowledge said sister and her husband left no Wills concerning their property, real or personal.

This the 10 day of Feb, 2019.

Gwen Thomas


Gwen Thomas
44 Green Acres
Calera, Alabama 35040

Sworn to and subscribed before me this 10th day of February, 2019.

James Butler
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 7, 2020


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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 : Nena Frost Sanders
Mailing Address 1875 Hwy 23
Calera, AL 35040

Grantee's Name: James Edgar Frost
Mailing Address: 225 Hwy 222
Calera, AL 35040

Property Address: 225 Hwy 222
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 62,350

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 2/14/2019

Sign James Frost
(Grantor/Grantee/Owner/Agent) circle one

Print James Frost

☐ Unattested

W. H. Dent (Attorney)
(Verified by)

Form RT-1

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