

This instrument was prepared by:
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717 Kerr Drive, Gardendale, AL 35071
(205) 271-7955

Send Tax Notice to:
Lyle Freihage and wife
Marcia Freihage
476 River Crest Drive N
Helena, AL 35080

WARRANTY DEED
(without title opinion)

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I or we, **Marcia Thompson Freihage and husband, Lyle Franklin Freihage** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Craig W. Freihage and Christopher Lyle Freihage** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to wit:

Lot 2016, according to the Survey of Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Excepting and reserving to said grantors, Marcia Thompson Freihage and husband, Lyle Franklin Freihage, his and her assigns a life estate in the premises described above for and during the natural life of said grantors.

Grantor Forwarding Address: 476 River Crest Drive N, Helena, AL 35080.

Property Address: 476 River Crest Drive N., Helena, AL 35080.

Consideration verified by Shelby Co, AL Tax Assessor Value: \$188,500.00.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,

executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 12th day of April, 2019.


Marcia Thompson Freihage


Lyle Franklin Freihage


STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcia Thompson Freihage and husband, Lyle Franklin Freihage**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of April, 2019.


Notary Public
My Commission Expires: 4/6/2022

[SEAL]


20190415000120990 2/2 \$112.50
Shelby Cnty Judge of Probate, AL
04/15/2019 10:47:27 AM FILED/CERT