

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Kevin Frangopoolos
236 County Road 81
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kevin Frangopoolos, unmarried and Cherry F. Moody, married (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Kevin Frangopoolos and Cherry F. Moody, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grantors are the sole surviving heirs at law of Rebecca McManus a/k/a Rebecca M. Frangopoolos a/k/a Becky McManus Lynn a/k/a Becky McManus, who died intestate on May 22, 2019.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This property constitutes no part of the homestead for the grantors or their respective spouse.


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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June, 2019.

Shelby County, AL 06/18/2019
State of Alabama
Deed Tax: \$34.00

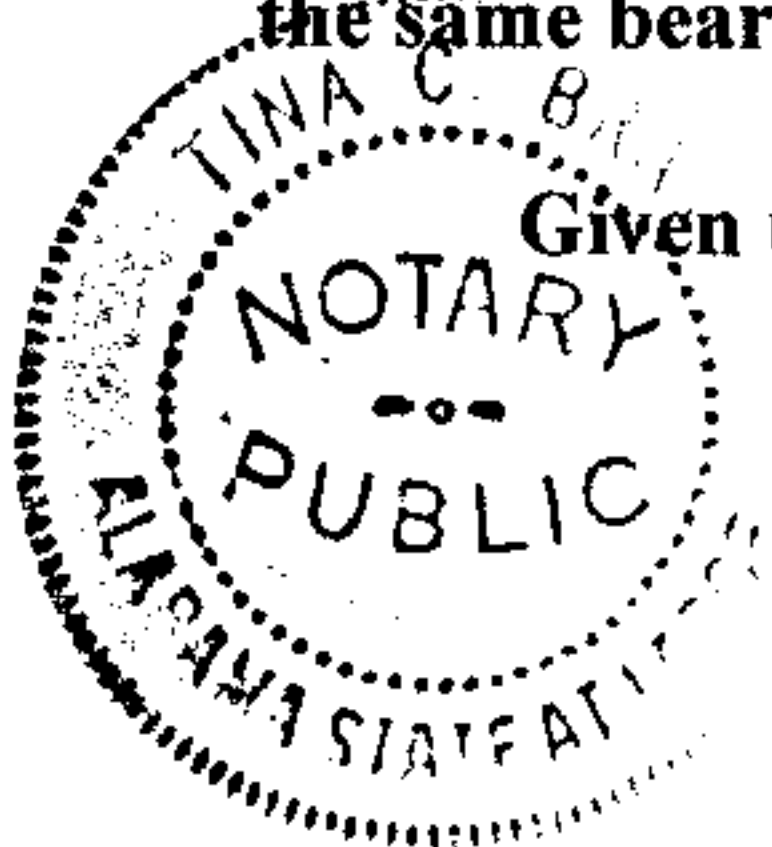
STATE OF ALABAMA
COUNTY OF SHELBY


Kevin Frangopoolos


Cherry F. Moody

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin Frangopoolos and Cherry F. Moody, are 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 18th day of June, 2019.





Notary Public

My Commission Expires: 8-19-19

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 33, Township 19 South, Range 2 East; thence run Westerly along the north line thereof for 396.66 feet to an iron pin; thence 135 deg. 59 min. 03 sec. left run Southeasterly 306.72 feet to an iron pin; thence 54 deg. 34 min. 41 sec. right run Southerly 204.0 feet to the Point of Beginning; thence continue last described course for 46.19 feet to an iron pipe; thence 1 deg. 33 min. 31 sec. right run Southerly for 158.19 feet to an iron pipe and the northerly R/W of U.S. Highway # 280; thence 63 deg. 18 min. 26 sec. left run Southeasterly along said R/W for 129.67 feet to an iron pipe; thence 89 deg. 23 min. 38 sec. left run Northeasterly 199.71 feet to an old axel; thence 95 deg. 06 min. 14 sec. left run Northwesterly 225.40 feet to the Point of Beginning. Containing 0.78 Acres.


20190618000216450 2/3 \$55.00
Shelby Cnty Judge of Probate: AL
06/18/2019 03:48:03 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Kevin Frangopoulos & Cherry F. Moody
 Mailing Address 236 County Road 81
Vincent, AL 35178

Grantee's Name: Kevin Frangopoulos & Cherry F. Moody
 Mailing Address: 236 County Road 81
Vincent, AL 35178

Property Address: Hwy 280
Harpersville, AL

DATE: _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 33,975.00 (1/2)

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 – Deed

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 6-18-19

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Print Kevin Frangopoulos

☐ Unattested

[Signature]
 (Verified by)

