

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration paid to me by Grantee(s), the receipt in full and sufficiency whereof is acknowledged, I, ARTHUR W. FRIES, single person, the undersigned Grantor, do grant, bargain, sell and convey my interest, to ARTHUR FRIES, Trustee, or his successors in interest, of the ARTHUR FRIES LIVING TRUST dated August 15, 2019, and any amendments thereto, Grantee(s)s, in and to the following described real property, situated in SHELBY County, Alabama, viz:

See attached Exhibit A for legal descriptions which are hereby incorporated by reference as though fully set out herein.

Property remains the homestead of the grantor.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor(s). The draftsman makes no warranties as to the sufficiency of the interest conveyed.

ARTHUR W. FRIES is the surviving grantee of that certain deed recorded in 20100506000142790 and recorded in SHELBY County, Alabama, as the other grantee Dorothy A. Fries passed away on November 1, 2018.

TO HAVE AND TO HOLD unto the said Grantee(s)s, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee(s)s, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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(s), their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of August, 2019.


ARTHUR W. FRIES, Grantor

STATE OF ALABAMA

)

) ss.:


COUNTY OF SHELBY

)

On this day, August 15, 2019, before me personally appeared Arthur W. Fries, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) whose name(s) is subscribed to the foregoing instrument and acknowledged that he executed the same as his and their voluntary act and deed for the purposes therein contained.

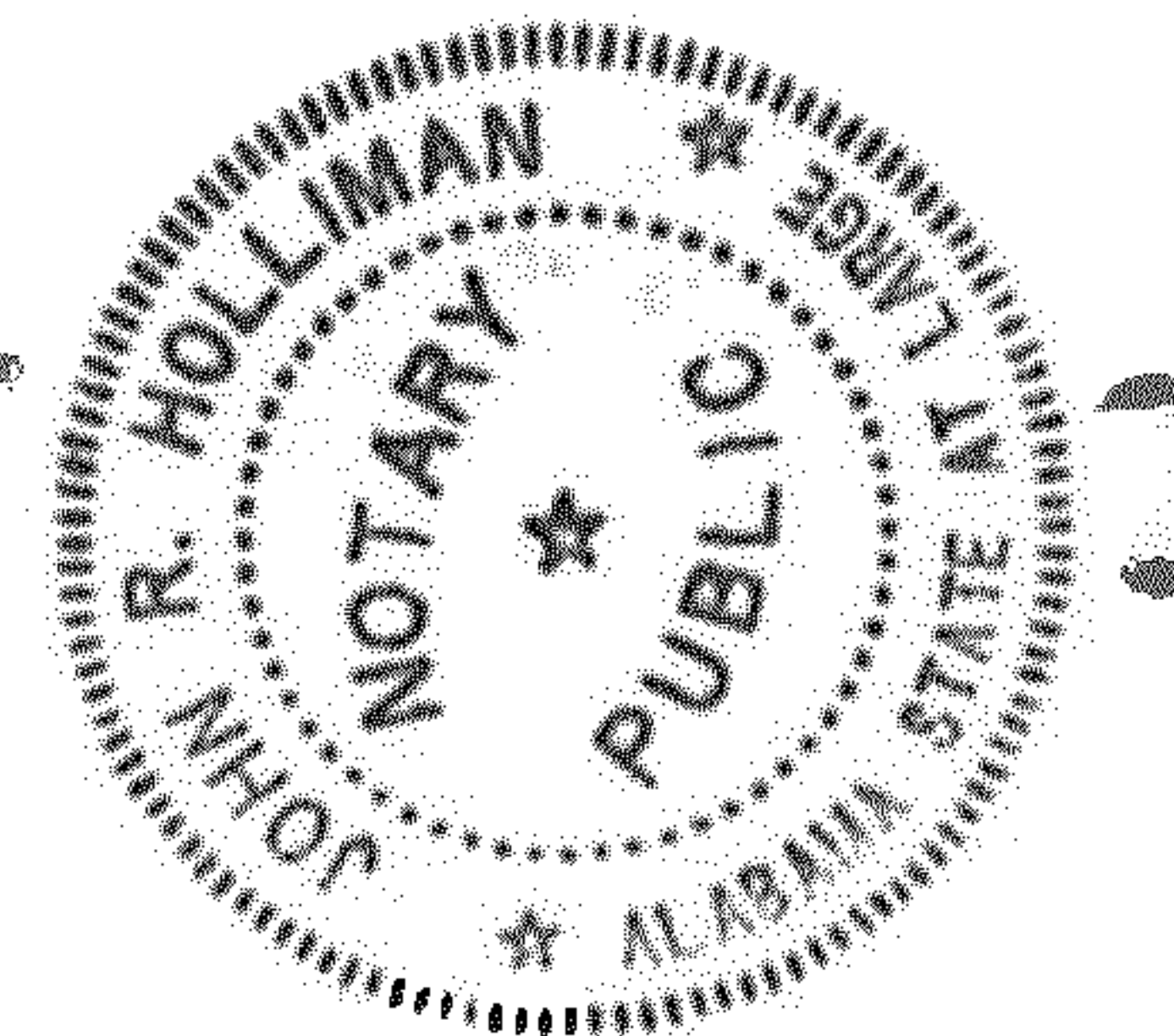
Witness my hand and official seal.

[Seal]


Notary Public
2491 Pelham Parkway
Pelham, AL 35124

My Comm. Expires:
08-28-2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281



“Exhibit A”

Lot 49 according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 6 as recorded in Map Book 30, Page 86, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Arthur Fries, Trustee
Mailing Address of Arthur Fries Living Trust
236 Queens Gate, Maylene, AL 35114

Date of Sale 8/15/19
Total Purchase Price \$

Actual Value or \$ _____

20190822000308180 08/22/2019 12:19:30 PM DEEDS 4/4 or
Assessor's Market Value \$181,400

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input checked="" type="checkbox"/>	Other Tax Assesor;s Value
<input type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

Print WKLH

Sign Y. H. K. Lee

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/22/2019 12:19:30 PM
\$205.50 CHERRY
20190822000308180

Allen S. Bayl

Form RT-1