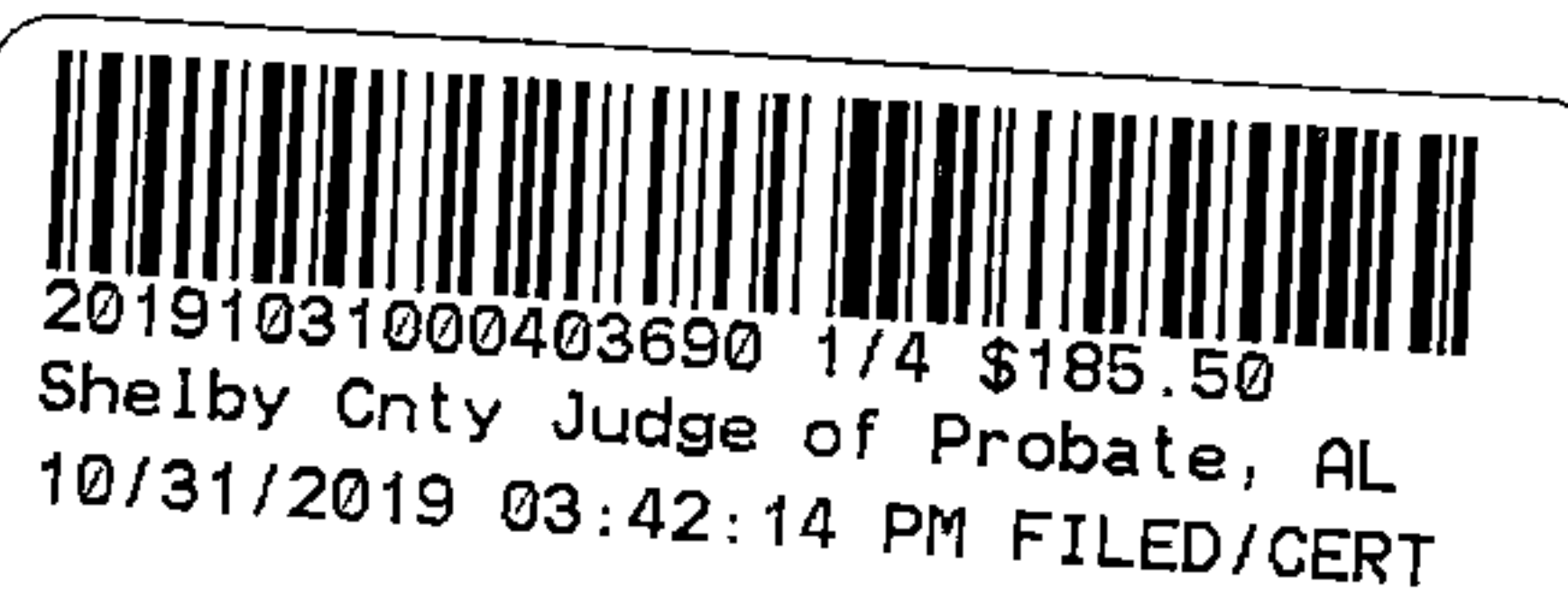


This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080



Send Tax Notice to:
Cecil & Eva Frost
315 HWY 19
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Cecil Alvin Frost** and **Eva Frost**, husband and wife, the life tenant, Patsy Frost, in the deed recorded as instrument number 20180312000079410 in the Probate Office of Shelby County having died on or about August 16, 2018 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Cecil Alvin Frost** and **Eva Frost**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

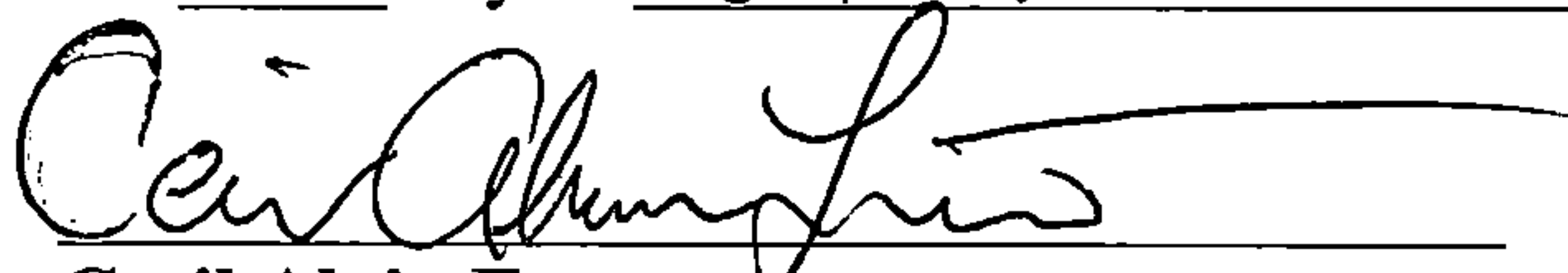
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to

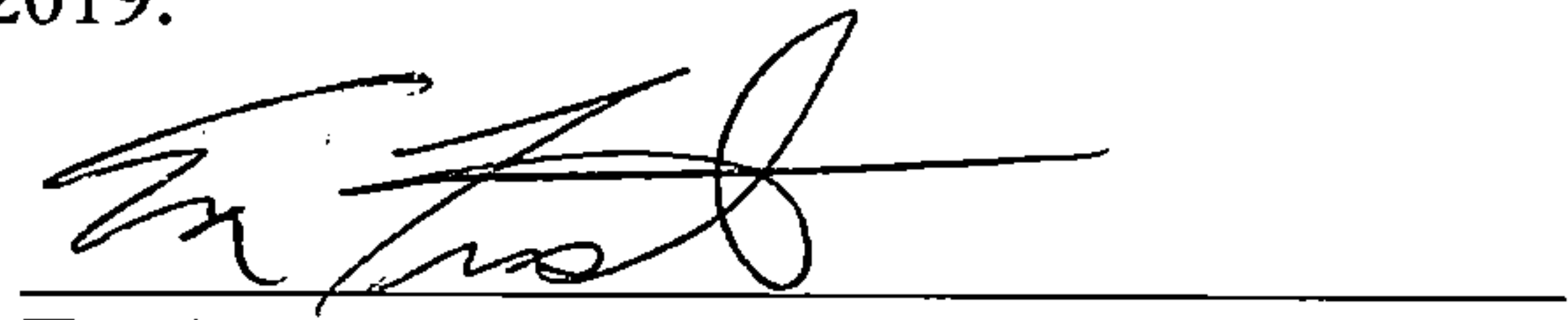
Shelby County, AL 10/31/2019
State of Alabama
Deed Tax: \$154.50

said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25 day of October, 2019.


Cecil Alvin Frost

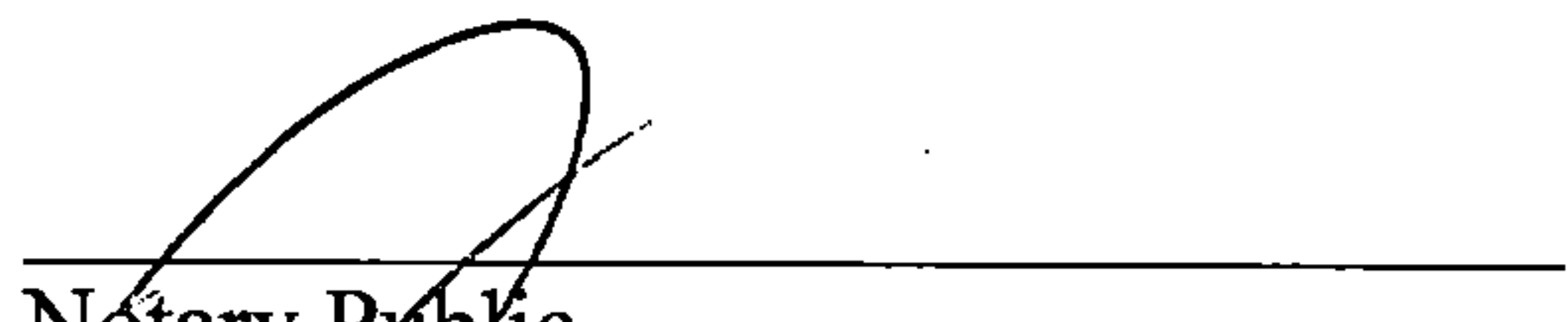

Eva Frost

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cecil Alvin Frost** and **Eva Frost**, whose names 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of October, 2019.


Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021


20191031000403690 2/4 \$185.50
Shelby Cnty Judge of Probate, AL
10/31/2019 03:42:14 PM FILED/CERT

EXHIBIT A

Parcel I

Commence at the NE corner of fractional §12, Twp 24N, R12E thence turn N 64°10'30"W along the N line of said § and run 330 feet; thence turn S00°16'30"W and run ±355.24 feet to a 5/8" open top pipe marking the Point of Beginning: Thence continue S00°16'30"W and run 64.42 feet to a 5/8" rebar; thence turn S66°49'02"W and run 155.56 feet to a 5/8" rebar; thence turn N 04°15'26"W and run 149.49 feet to a 5/8" rebar; thence turn N72°58'44"E and run 116.18 feet to a 5/8" rebar on the SW right of way line of Shelby County Highway 19, said point being on a curve to the left having a central angle of 03°22'26" and a radius of 1221.71 feet; thence along the chord of said curve S37°01'15"E and run a chord distance of 71.93 feet to a 5/8" rebar; thence turn S00°16'30"W and run 3.72 feet back to the Point of Beginning. Contains ±0.46 acres.

Parcel II

A lot or parcel of land lying and being situated in the N 1/2 of the N 1/2, sec. 12, Twp. 24-N, Range 12-E, Shelby county, Alabama, describing as following; From the NE corner of section, 12 run N 64 deg. 10 min. 30 sec. W along the north section line for 330 feet, thence run S 00 deg. 16 min. 30 sec. W for 355.42 feet to a point on the southerly right of way line of a paved public road, and the point of beginning of a subject parcel of land from said point thus established, continue said course for 443.75 feet, thence run N 79 deg. 34 min. W for 644.49 feet, thence run North for 160.5 feet, thence run 75 deg. 10 min. E for 135 feet, thence run North for 160.8 feet, thence run 75 deg. 10 min. E for 421.5 feet to a point on said line of said road, run thence 176.72 feet, southeasterly along said road (a curve concave to the left) for 176.72 feet, and back to the point of beginning, and containing six acres, more or less.



20191031000403690 3/4 \$185.50
Shelby Cnty Judge of Probate, AL
10/31/2019 03:42:14 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 Cecil Alvin Frost
Mailing Address Eva Frost
315 HWY 19
Montevallo, AL 35115

Grantee's Name Cecil Alvin Frost
Mailing Address Eva Frost
315 HWY 19
Montevallo, AL 35115

Property Address 315 HWY 19 & 295 HWY 19
Montevallo, AL 35115

Date of Sale 10/25/2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 308,150.00

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
X Other 1/2 Tax Assessor's Value--Adding spouse to deed---\$154,075.00

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 10/25/2019

Print Cecil Alvin Frost

Sign

Cecil Alvin Frost
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20191031000403690 4/4 \$185.50
Shelby Cnty Judge of Probate, AL
10/31/2019 03:42:14 PM FILED/CERT

Form RT-1