

20200709000285260
07/09/2020 01:23:42 PM
DEEDS 1/5

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Clint A. Fritz
3434 Indian Lake Drive
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$207,500.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Clint A. Fritz, a married man**, does hereby grant, bargain, sell and convey unto **CLINT A. FRITZ & SHARONDA JAVONNE FRITZ**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 8th day of July, 2020.

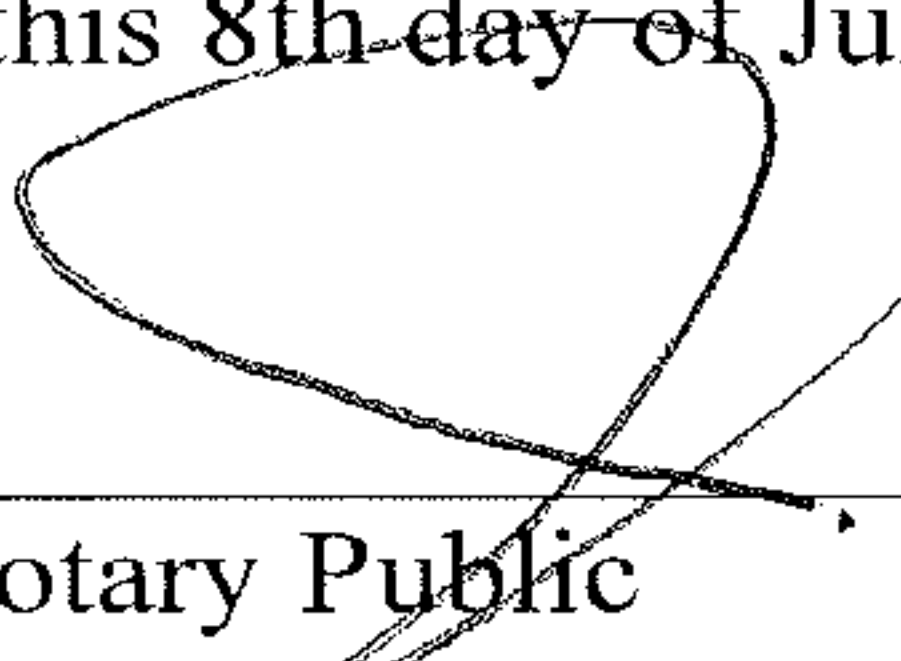


CLINT A. FRITZ

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLINT A. FRITZ** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2020.



Notary Public

My Commission Expires: _____ **JOSHUA LOUIS HARTMAN**
Notary Public, Alabama State At Large
My Commission Expires March 19, 2024

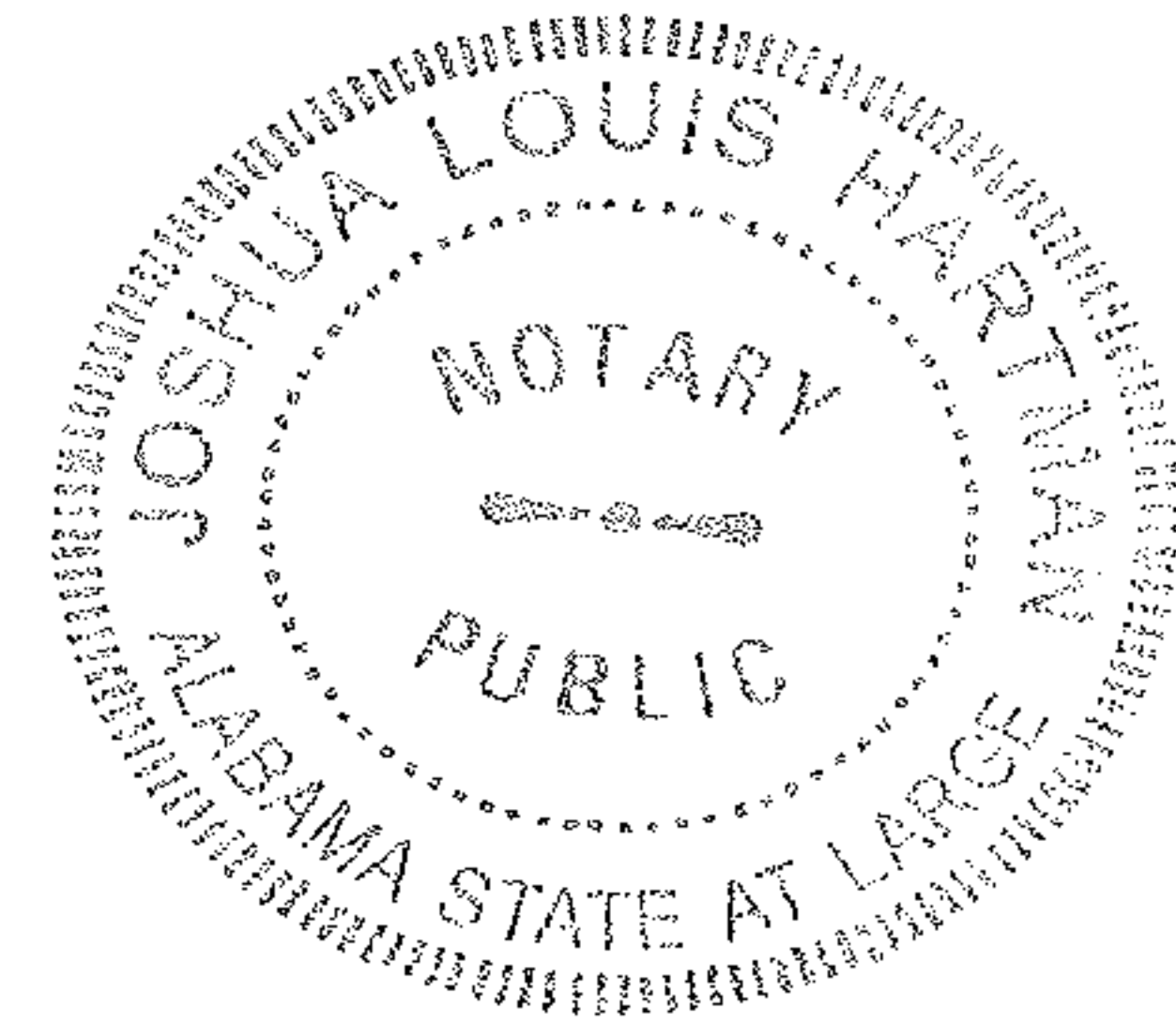


EXHIBIT "A"
Property Description

Closing Date: July 8th, 2020
Buyer(s): Clint A. Fritz & Sharonda Javonne Fritz
Property Address: 3434 Indian Lake Drive, Pelham, AL 35124

PROPERTY DESCRIPTION:

PART OF THE SW QUARTER OF THE NW QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SW QUARTER OF THE NW QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, FROM THE WEST LINE OF SAID SW QUARTER OF NW QUARTER. THEN TURN AN ANGLE TO THE RIGHT OF 30 DEGREES 09 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.70 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 42 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 75.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 8 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 24.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 261.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A SOUTHWARDLY DIRECTION FOR A DISTANCE OF 153.52 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEGREES 47 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 171.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT I:

COMMENCE AT THE SW CORNER OF THE SW QUARTER OF THE NW QUARTER OF SECTION 36. TOWNSHIP 19 SOUTH, RANGE 3 WEST; FROM THE WEST LINE OF SAID SW QUARTER OF THE NW QUARTER TURN AN ANGLE TO THE RIGHT OF 30 DEGREES 09 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.7 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 42 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.3 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED

COURSE FOR A DISTANCE OF 75.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 8 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 24.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 261.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE FOR DISTANCE OF 17.21; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 157.31 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEGREES 47 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION OF A DISTANCE OF 15.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 107 DEGREES 112 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 153.52 TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

EASEMENT II:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST; THENCE NORTH 30 DEGREES 55 MINUTES 47 SECONDS EAST A DISTANCE OF 360.70 FEET TO THE SOUTHEASTERN RIGHT OF WAY LINE OF INDIAN LAKE DRIVE; THENCE NORTH 27 DEGREES 12 MINUTES 11 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 105.95 FEET; THENCE NORTH 27 DEGREES 16 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF A DISTANCE OF 75.98 FEET; THENCE NORTH 35 DEGREES 20 MINUTES 47 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.00 FEET; THENCE SOUTH 54 DEGREES 39 MINUTES 13 SECONDS EAST A DISTANCE OF 311.50 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF INDIAN LAKE TRAIL, SAID POINT BEING A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 53.13 FEET AND A CENTRAL ANGLE OF 47 DEGREES 10 MINUTES 38 SECONDS; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 43.75 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 00 DEGREES 05 MINUTES 38 SECONDS EAST A DISTANCE OF 42.52 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A FIFTEEN FOOT INGRESS AND EGRESS EASEMENT. SAID EASEMENT LYING 7.5 FEET EACH SIDE OF SAID CENTERLINE; THENCE SOUTH 69 DEGREES 42 MINUTES 20 SECONDS WEST A DISTANCE OF 118.24 FEET TO THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL, SAID POINT BEING THE END OF SAID CENTERLINE EASEMENT.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2020 01:23:42 PM
 \$241.50 MISTI
 20200709000285260

20200709000285260 07/09/2020 01:23:42 PM DEEDS 5/5

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Clint A. Fritz
 Mailing Address 3434 Indian Lake Drive
Pelham, AL 35124

Property Address 3434 Indian Lake Drive
Pelham, AL 35124

Grantee's Name Clint A. Fritz and Sharonda Javonne
Fritz
 Mailing Address 3434 Indian Lake Drive
Pelham, AL 35124

Date of Sale July 8, 2020
 Total Purchase Price \$207,500.00

Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other: _____
 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.

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 July 8, 2020 Print Joshua Louis Hartman

Unattested _____ Sign [Signature]
 (verified by) (Grantor/Grantee/ Owner/Agent) circle one