

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Nicholas S. Walden and Summer Scott
Walden
6046 English Village Ln.
Birmingham, AL 35242

WARRANTY DEED

20200922000424680
09/22/2020 10:45:17 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars (\$497,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joel Dean Fritz and Janet Lynn Fritz, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nicholas S. Walden and Summer Scott Walden (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 4-44, according to the Map and Survey of the Village at Highland Lakes, Sector Four, - English Village Neighborhood, as recorded in Map Book 44, Page 131, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector Four, recorded as Instrument No. 20150430000142220 and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument No. 20151230000442820 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$398,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 21st day of September, 20 20.

Joel Dean Fritz
Joel Dean Fritz

Janet Lynn Fritz
Janet Lynn Fritz

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel Dean Fritz and Janet Lynn Fritz 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 21st day of September, 20 20
Courtney Snow Carter
Notary Public
My commission expires



20200922000424680 09/22/2020 10:45:17 AM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name	Joel Dean Fritz and Janet Lynn Fritz	Grantee's Name	Nicholas S. Walden and Summer Scott Walden
Mailing Address	6046 English Village Ln. Birmingham, AL 35242	Mailing Address	6046 English Village Ln. Birmingham, AL 35242

Property Address 6046 English Village Ln.
Birmingham, AL 35242

Date of Sale September 21, 2020
Total Purchase Price \$497,500.00

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☐ Sales Contract☒ Closing Statement☐ Appraisal

Other:

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 - Joel Dean Fritz and Janet Lynn Fritz, 6046 English Village Ln., Birmingham, AL 35242.

Grantee's name and mailing address - Nicholas S. Walden and Summer Scott Walden, 6046 English Village Ln., Birmingham, AL 35242.

Property address - 6046 English Village Ln., Birmingham, AL 35242

Date of Sale - September 21, 2020.

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: September 21, 2020

Sign

Agent



Validation Form

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2020 10:45:17 AM
\$127.50 CHERRY
20200922000424680

TS-2001479

Allen S. Bayl