20210407000175800 04/07/2021 03:26:40 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Frank V. Brocato, III, and Amanda D. Brocato 671 Cahaba River Estates Hoover, AL 35244

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$495,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, WESLEY D. FRANDSEN and HALEY CASH FRANDSEN, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, FRANK V. BROCATO, III, and AMANDA D. BROCATO (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2A, according to the Resurvey of Harris Estates, being a resurvey Lots 1 & 2 of Harris Estates, recorded in Map Book 20, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$322,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 5th day of April, 2021.

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WESLEY D. FRANDSEN
Shullan Jawah Z
HALEY CASH FRANDSEN
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that WESLEY D. FRANDSEN and HALEY CASH FRANDSEN, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of April, 2021.

NOTARY PUBLIC

My commission expires:

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Real Estate Sales Validation Form

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

Grantor's Name	WESLEY D. FRAN		FRANK VINCENT BROCATO, III Grantee's Nameand AMANDA D. BROCATO			
Mailing Address	671 CAHABA RIVE HOOVER, AL 3524		Mailing Address 671 CAHABA RIVER ESTATES HOOVER, AL 35244			
Property Address	671 CAHABA RIVE HOOVER, AL 3524		Date of Sale April 5, 2021			
			Tota	al Purchase Pri	ce \$495,000.00	
			Ac	or ctual Value	\$	
			Assesso	or or's Market Val	· : : : : : : : : : : : : : : : : : : :	
-	e or actual value clair of documentary evid		n be verifie		ing documentary evidence: (check	
Bill of Sale Sales Contract X Closing State			Apprais Other	sal 		
	document presented	for recordation cont	ains all of	the required in	formation referenced above, the filing)
······································		Inst	ructions			<u></u>
Grantor's name an current mailing add		provide the name of	the persor	or persons co	onveying interest to property and their	•
Grantee's name ar conveyed.	nd mailing address -	provide the name of	the persor	n or persons to	whom interest to property is being	
_	the physical address erty was conveyed.	s of the property beir	ng conveye	ed, if available.	Date of Sale - the date on which	
Total purchase prid the instrument offe		paid for the purchas	se of the pr	operty, both re	eal and personal, being conveyed by	
	for record. This may			-	al and personal, being conveyed by the alicensed appraiser or the assessor's	
valuation, of the pr	operty as determined	d by the local official	charged w	vith the respon	r market value, excluding current use sibility of valuing property for property <u>abama 1975</u> § 40-22-1(h).	
further understand					document is true and accurate. I mposition of the penalty indicated in	
Date April 5, 202	21		Print N	/lalcolm S. Mcl	eod	
Unattested			Sign	A Second		
	(verified by)		(Grantor/G	rantee/Owner/Agent) circle one	
		Filed and Recorded Official Public Records Judge of Probate, Shelby Cou	ıntv Alabama	County		

File 210169



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$201.00 JOANN

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Form RT-1 Alabama 08/2012 LSS

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