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06/10/2021 03:27:08 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Joshua Allen Appel and Audrie Louise Cirlot Appel
5001 Little Turtle Dr.
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100137

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Casey Frederickson , an unmarried woman**, whose address is 1570 Dolphin Court, Orange Park, FL 32073 (hereinafter "Grantor", whether one or more), by **Joshua Allen Appel and Audrie Louise Cirlot Appel**, whose address is 5001 Little Turtle Dr., Birmingham, AL 35242 , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joshua Allen Appel and Audrie Louise Cirlot Appel , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **5001 Little Turtle Dr., Birmingham, AL 35242**, to-wit:

Lot 9, in Block 13, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama less and except the following 42 square foot parcel: Commence at the southeast corner of said Lot 9; thence run west along said lot line 14.0 feet; thence 156 degrees 27 minutes 57 seconds right 15.01 feet to the east line of said Lot 9; thence 111 degrees 18 minutes 05 seconds right 6 feet to the point of beginning.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$227,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of June, 2021.



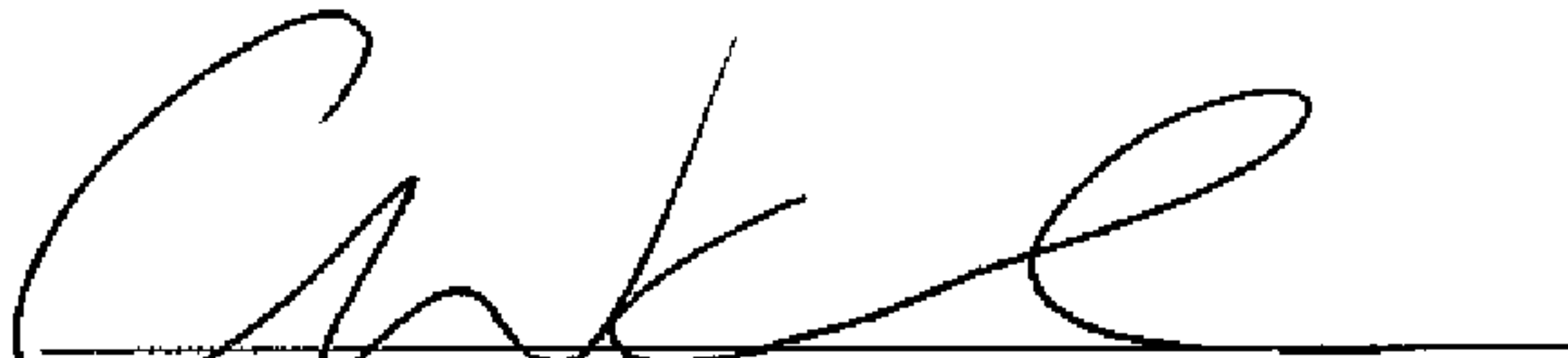
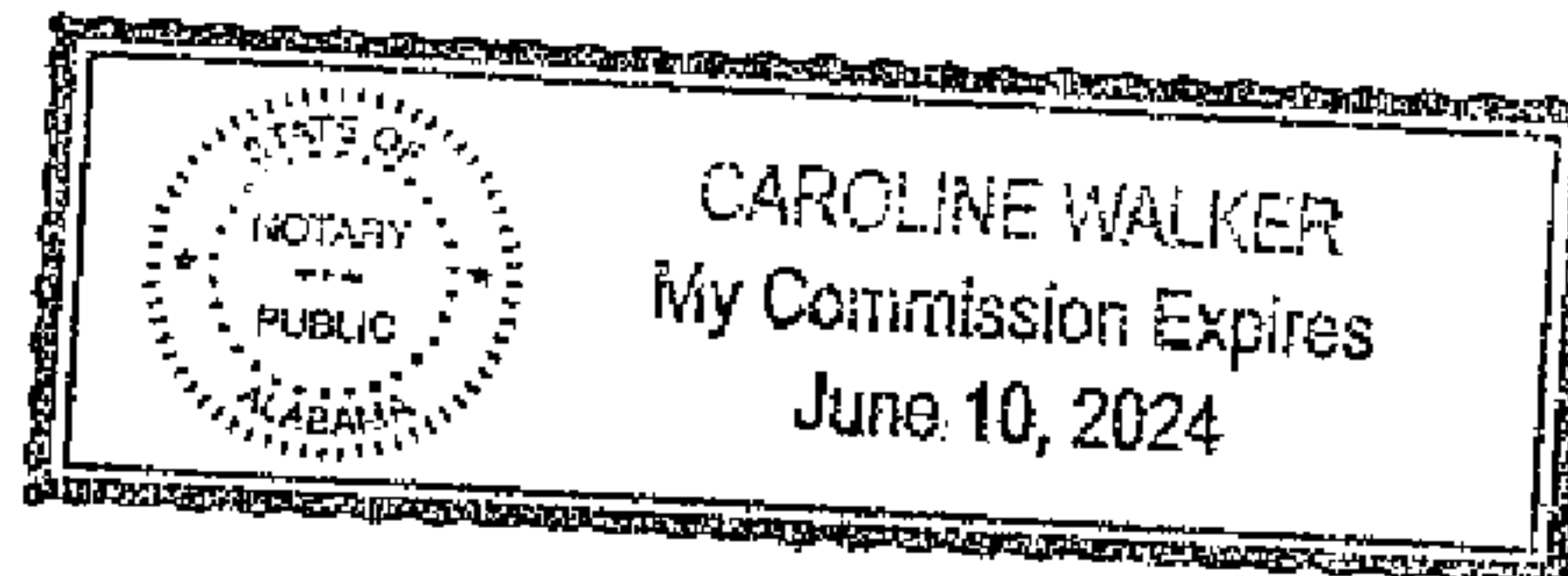
Casey Frederickson

State of Alabama

County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Casey Frederickson, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 9th day of June, 2021.


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2021 03:27:08 PM
\$147.50 JOANN
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Allen S. Bayl