

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Parker E. Wade
2917 Riverwood Terrace
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty One Thousand and 00/100 Dollars (\$181,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Cassandra Fritch, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Parker E. Wade

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot D, Block 20, according to the resurvey of Lots A, B, C, D, E. and F, Block 20, according to the amended map of Riverwood Fourth Sector, as recorded in Map Book 9, Page 39, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in the common area, set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

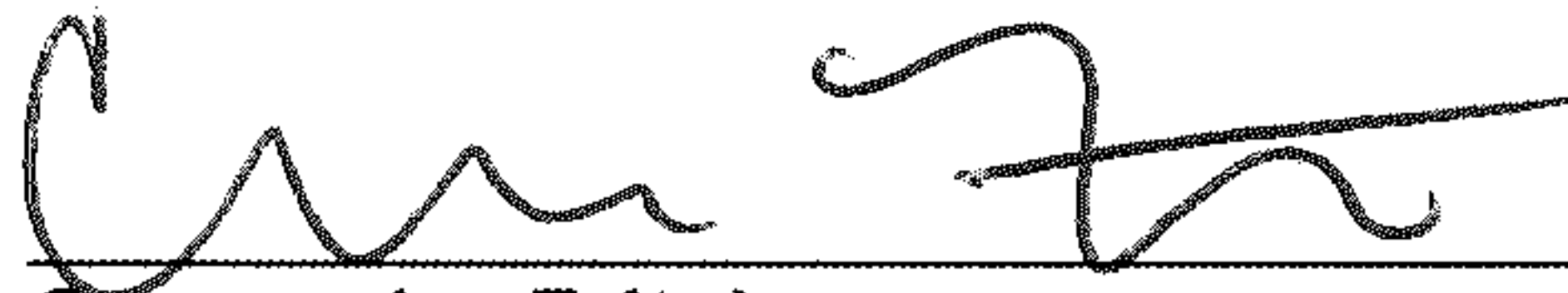
\$162,900.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **her** 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 Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

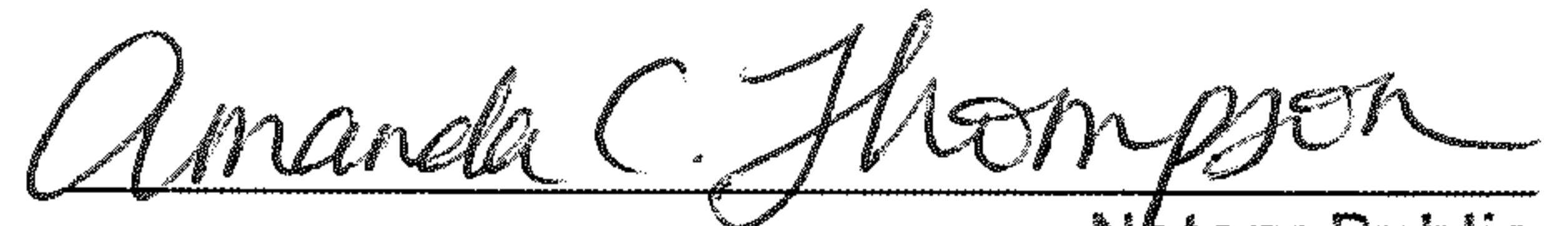
IN WITNESS WHEREOF, I have set my hand and seal, this 14 day of June, 2021.


Cassandra Fritch (Seal)

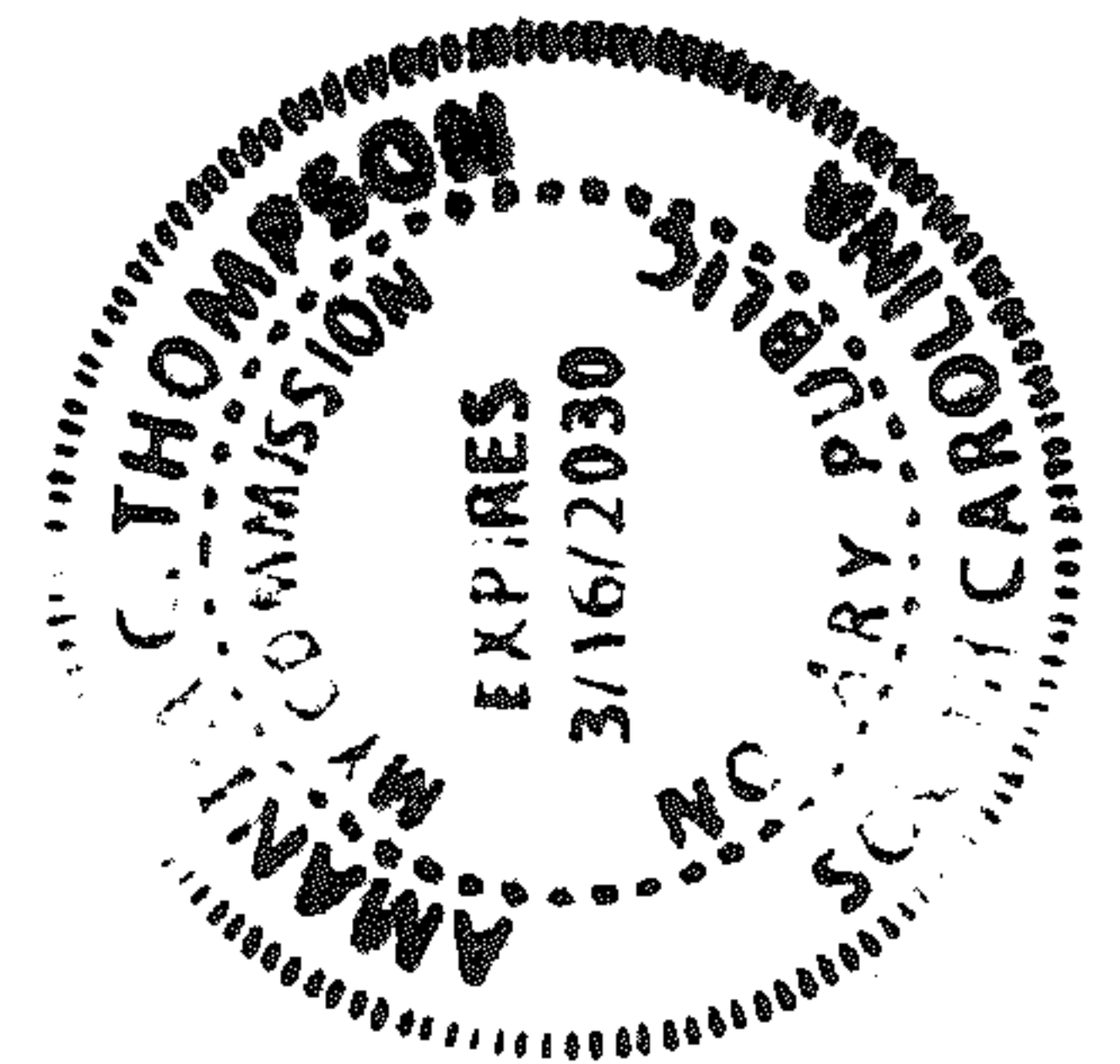
STATE OF South Carolina
Charleston COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Cassandra Fritch** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2021.


Notary Public

My Commission Expires: 3/16/2030



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Cassandra Fritch** Date of Sale: **June 15th, 2021** Error! Switch
 argument not specified.

Mailing Address: **2917 Riverwood Terrace**
Birmingham, Alabama, 35242

Total Purchase Price: **\$181,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **2917 Riverwood Terrace**
Birmingham, Alabama, 35242

Grantee Name: **Parker E. Wade**

Mailing Address: **1116 Summit Place**
Birmingham, AL, 35243

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.

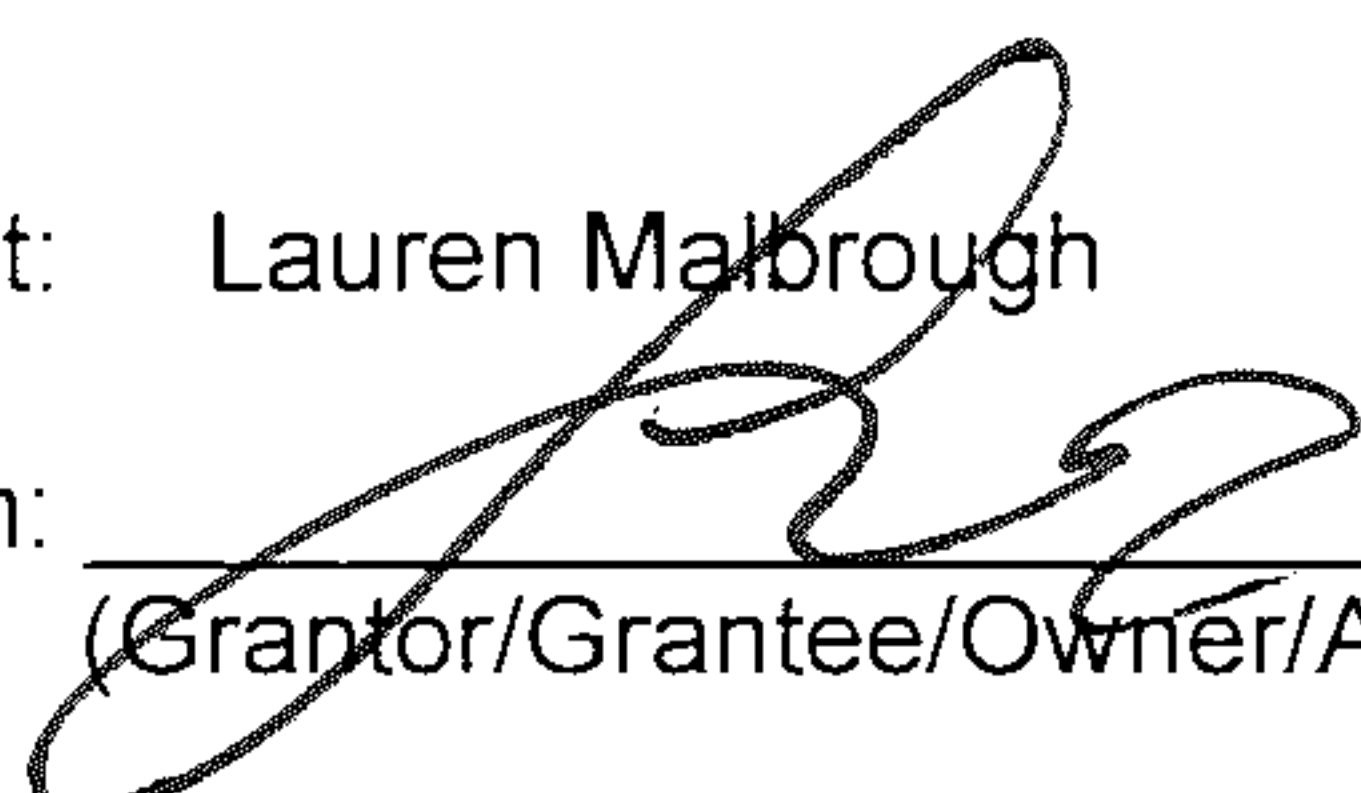
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

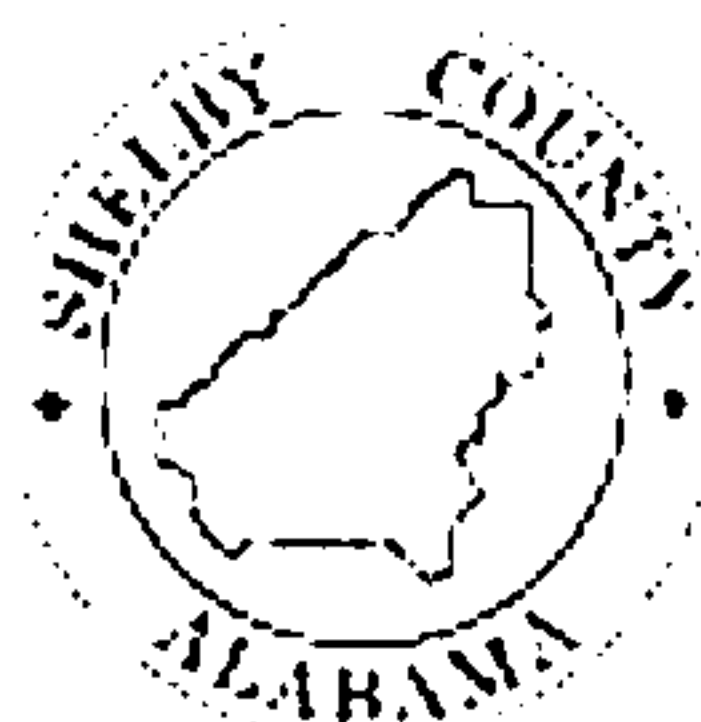
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **06/15/2021**

Print: **Lauren Malbrough**

☐ Unattested _____
 (verified by)

Sign:  _____
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2021 09:07:18 AM
 \$46.50 KIMBERLY
 20210617000294960

Allen S. Bayl