

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20210901000427380
09/01/2021 01:39:13 PM
DEEDS 1/2

Send Tax Notice To:
Sonia Bertolone
Bruno Carrillo

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Barbara Jean Lanier Frith, as personal representative of The Estate of Julius Elmer Frith, Jr., deceased, Probate Court Of Marshall County Alabama, Case No. 20-422, being the sole member of JEF Homes, LLC, a dissolved company, whose mailing address is:

1809 Meadowbrook Drive SE, Cullman, AL 35055

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sonia Bertolone and Bruno Carrillo, whose mailing address is:

148 Moores Srping Road, Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 117 Patriot Park, Montevallo, AL 35115 to-wit:

Lot 76, according to the Map of Heritage Trace, Phase I, Sector I as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 27th day of August, 2021. 20210901000427380 09/01/2021 01:39:13 PM DEEDS 2/2

THE ESTATE OF JULIUS ELMER FRITH, JR.,
BEING THE SOLE MEMBER OF JEF HOMES, LLC,
A DISSOLVED COMPANY.

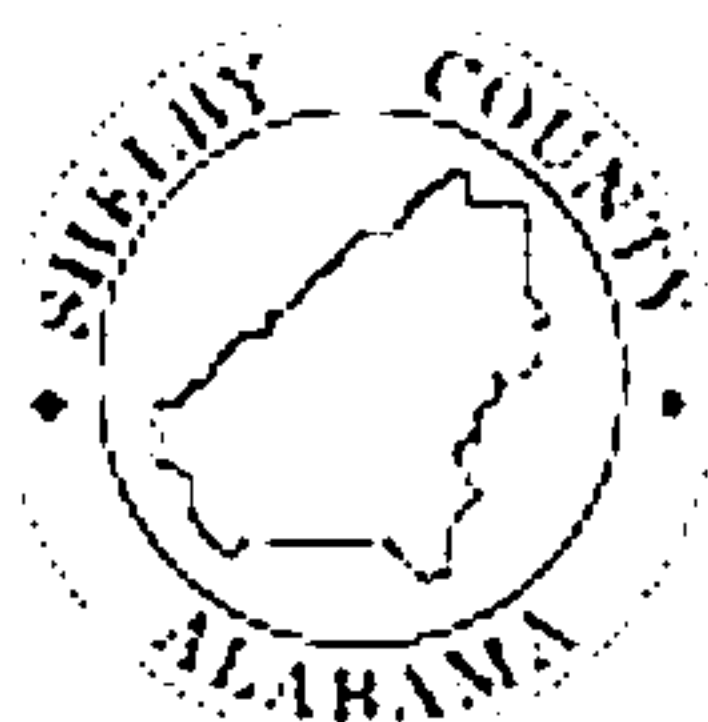
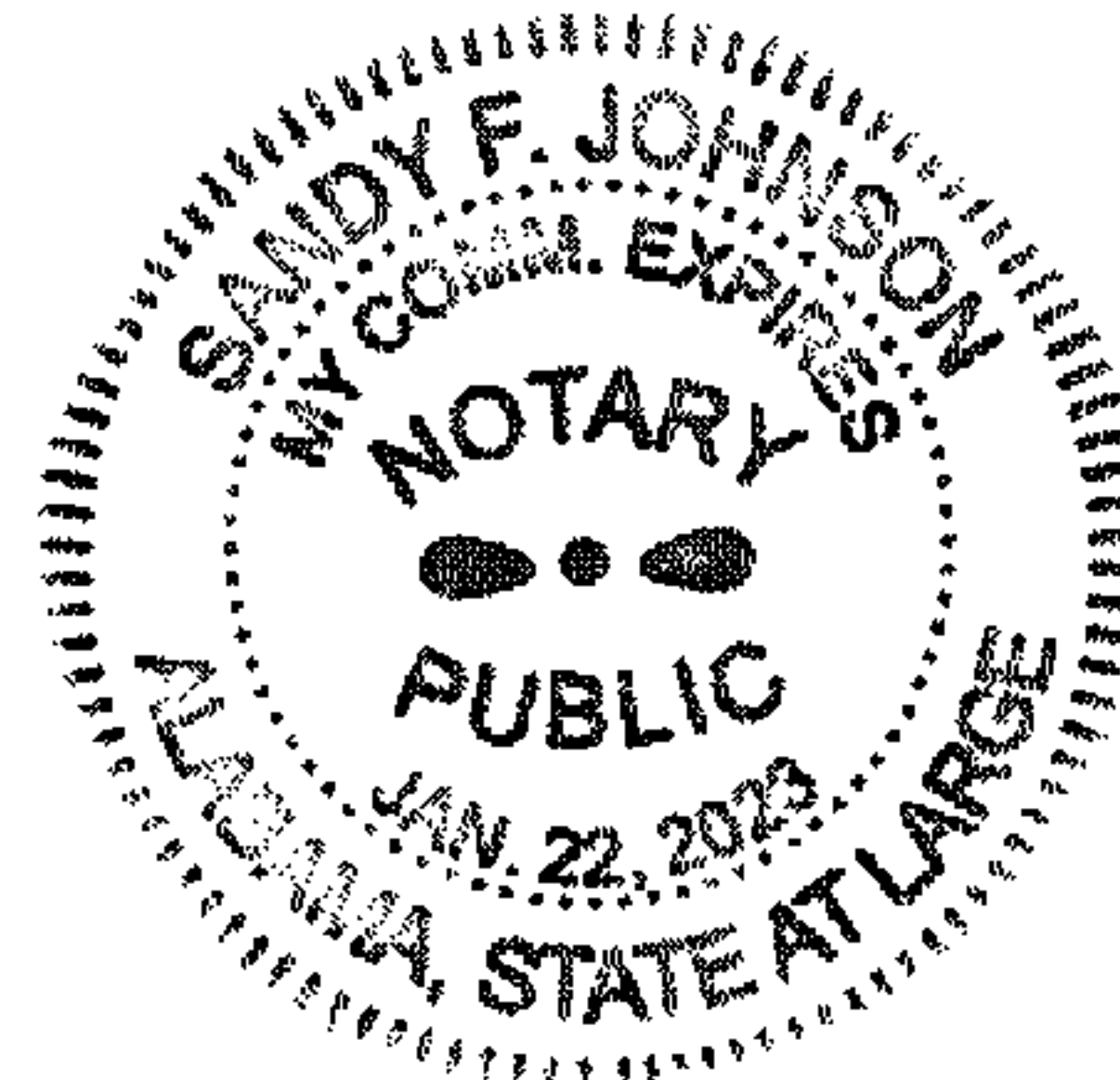
Barbara Jean Lanier Frith
Barbara Jean Lanier Frith, As Personal
Representative

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Jean Lanier Smith, Personal Representative of The Estate Of Julius Elmer Frith, Jr., being the sole member of JEF Homes, LLC, a dissolved company, 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, as such Personal Representative and with full authority, executed the same voluntarily and as the act of said estate.

Given under my hand and official seal this the 27th day of August, 2021.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2021 01:39:13 PM
\$51.00 BRITTANI
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Allie S. Bayl