

20220121000030820
01/21/2022 02:45:16 PM
DEEDS 1/4

Commitment Number: 28446762

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

Transfer tax of \$110.50 is based on ½ the AMV of \$220,400 which is \$110,200.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-35-0-008-016.000

SPECIAL/LIMITED WARRANTY DEED

Cynthia A. Frey, single, whose mailing address is **204 Beaver Crest Cir., Pelham, AL 35124**, and **Paula G. Switzer, single** whose mailing address is **2226 Emmet Cove, Birmingham, AL 35242** hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of special warranty to **Cynthia A. Frey, single**, hereinafter grantees, whose tax mailing address is **204 Beaver Crest Cir., Pelham, AL 35124**, the following real property:

LOT 39 AND PART OF LOT 40, BEAVER CREEK PRESERVE THIRD SECTOR, AS RECORDED IN MAP VOLUME 27, PAGE 91, IN THE OFFICE OF THE JUDGE OF PROBATE OR SHELBY COUNTY, ALABAMA, SAID PART OF LOT 40 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR BEING THE LOCALLY ACCEPTED NORTHEAST CORNER OF LOT 40 AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 40 FOR A DISTANCE OF 47.0 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 168 DEGREES 25 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 49.38 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING ON THE

NORTH LINE OF SAID LOT 40 AND BEING 10.0 FEET WEST OF THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 109 DEGREES 30 MINUTES 15 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 40 FOR A DISTANCE OF 10.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SOURCE OF TITLE: DEED INSTRUMENT NO. 20131107000439560

Property Address is: 204 Beaver Crest Cir., Pelham, AL 35124

Prior instrument reference: 20131107000439560

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on JANUARY 13, 2022:

Cynthia A. Frey
Cynthia A. Frey

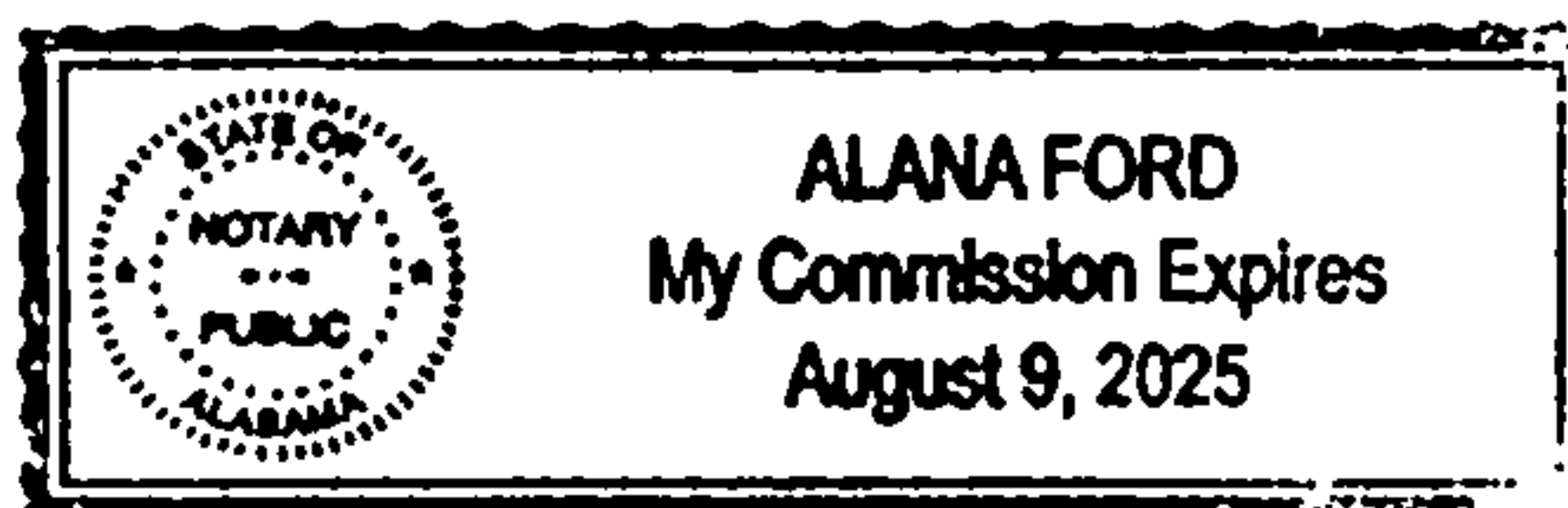
Paula G. Switzer
Paula G. Switzer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cynthia A. Frey** and **Paula G. Switzer** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 13 day of Jan, 2022

Alana R Ford
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Cynthia A. Frey and Paula G. Switzer

Grantee's Name Cynthia A. Frey

Thank you

Mailing Address 204 Beaver Crest Cir., Pelham,
AL 35124Mailing Address 204 Beaver Crest Cir., Pelham,
AL 35124Property Address 204 Beaver Crest Cir., Pelham,
AL 35124

Date of Sale

Total Purchase Price

or

Actual Value

\$

or

Assessor's Market Value

\$220,400.00

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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\$141.50 CHARITY

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The purchase price or actual value claimed on Actual Value 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 - 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 § 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 1-13-22Print Cynthia A. Frey

Unattested

Sign Cynthia A. Frey