

GRANTEE'S ADDRESS:  
1472 Glaze Ferry Road  
Harpersville, Alabama 35078

### WARRANTY DEED

STATE OF ALABAMA,  
  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 21<sup>st</sup> day of March, 2022, in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, the undersigned, **CASEY FREDERICK, also known as BEN CASEY FREDERICK, III, and wife, KASEY MERSADIE FREDERICK**, whose address is 1472 Glaze Ferry Road, Harpersville, Alabama, 35078, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **BEN CASEY FREDERICK, III, and KASEY MERSADIE FREDERICK**, whose address is 1472 Glaze Ferry Road, Harpersville, Alabama, 35078, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:


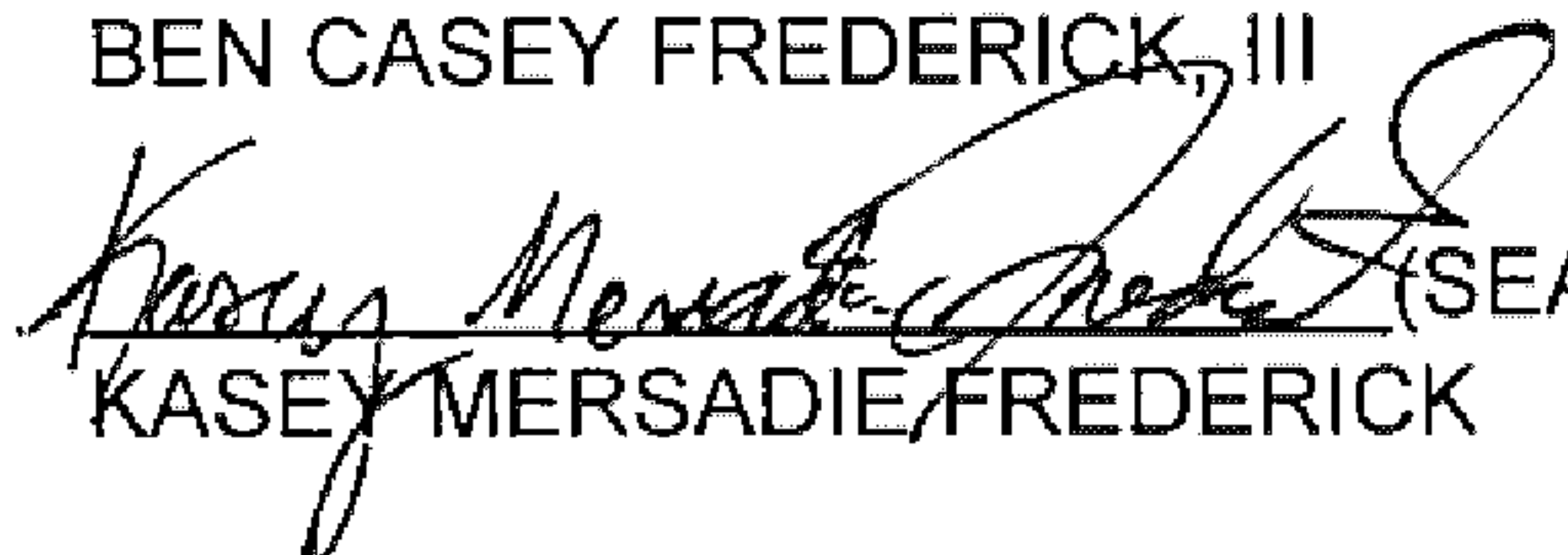
Lots 1, 2 and 3, according to the survey of Farm Land Estates Subdivision as recorded in Map Book 42, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Property street address: 1472 Glaze Ferry Road, Harpersville, AL, 35078.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

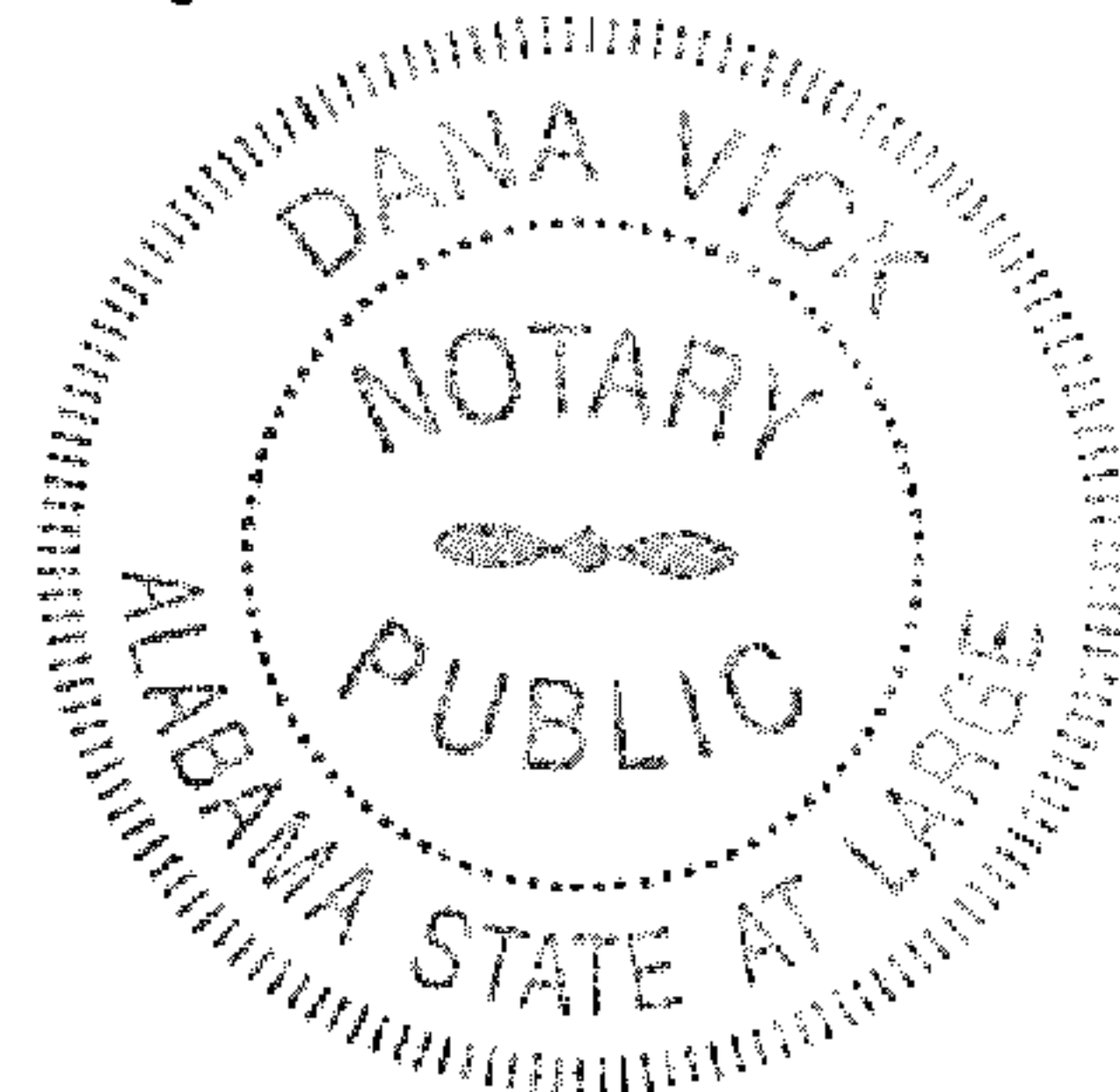
 (SEAL)  
CASEY FREDERICK, also known as  
BEN CASEY FREDERICK, III  
 (SEAL)  
KASEY MERSADIE FREDERICK

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that CASEY FREDERICK, also known as BEN CASEY FREDERICK, III, and wife, KASEY MERSADIE FREDERICK, whose names are acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21<sup>st</sup> day of March, 2022.





NOTARY PUBLIC

My Commission Expires: 12/13/22

THIS INSTRUMENT PREPARED BY:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200

## Real Estate Sales Validation Form

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

Grantor's Name Casey Frederick a/k/a Ben Casey Frederick, III  
 Mailing Address & Kasey Mersadie Frederick  
 1472 Glaze Ferry Road  
 Harpersville, AL 35078

Grantee's Name Ben Casey Frederick, III &  
 Mailing Address & Kasey Mersadie Frederick  
 1472 Glaze Ferry Road  
 Harpersville, AL 35078

Property Address 1472 Glaze Ferry Road  
 Harpersville, AL 35078

Date of Sale 3-21-2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 48,340.00 (1/2 value - \$24,170.00

\*\*see below

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/26/2022 12:14:59 PM  
 \$53.50 JOANN  
 20220426000170610

The purchase price or actual value *Allen S. Byrd* 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 Agreement - deed name change only☐ 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 § 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 3-21-22

Print J. Van Wilkins

Unattested

*Sana Niche*  
 (verified by)

Sign

*[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

\*\*Parcel 07 7 26 1 000 003.001 \$17,920.00

\*\*Parcel 07 7 26 1 000 003.002 \$15,210.00

\*\*Parcel 07 7 26 1 000 003.003 \$15,210.00