

20220915000357500
09/15/2022 10:45:29 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Julie R. VanArtsdalen

2047 Chelsea Ridge Dr
Columbiana, AL 35051

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$399,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory Fritz and Shelly Fritz, a married couple**, whose address is 441 Polo Trace, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Julie R. VanArtsdalen**, (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 **Julie R. VanArtsdalen**, the following described real estate situated in Shelby County, Alabama, the address of which is **2047 Chelsea Ridge Drive, Columbiana, AL 35051 to-wit:**

Lot 6, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map book 35, Page 150, the Probate Office of Shelby County, Alabama.

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 \$203,398.00 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 12th day of September, 2022.



Gregory Fritz

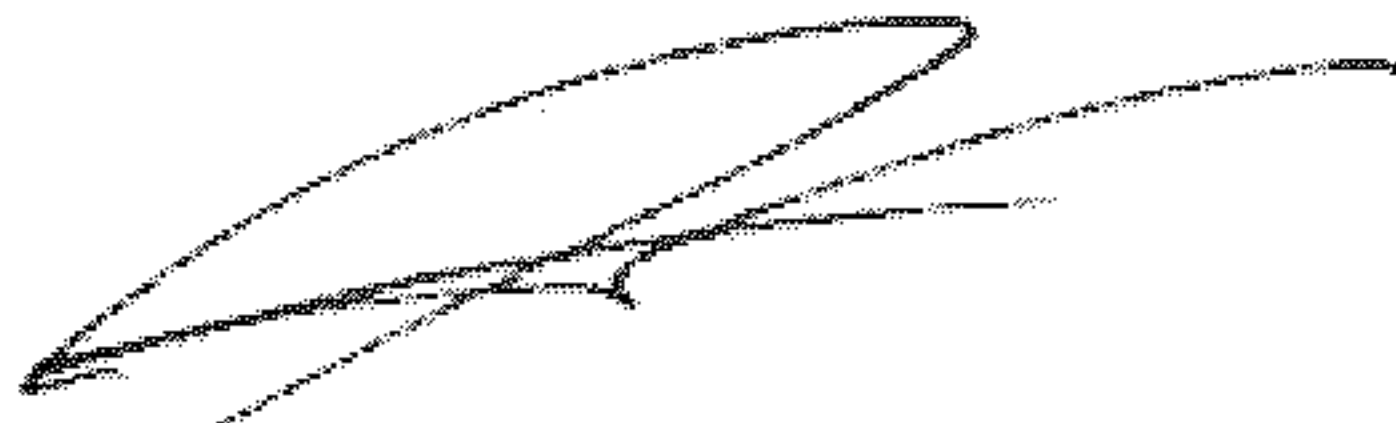


Shelly Fritz

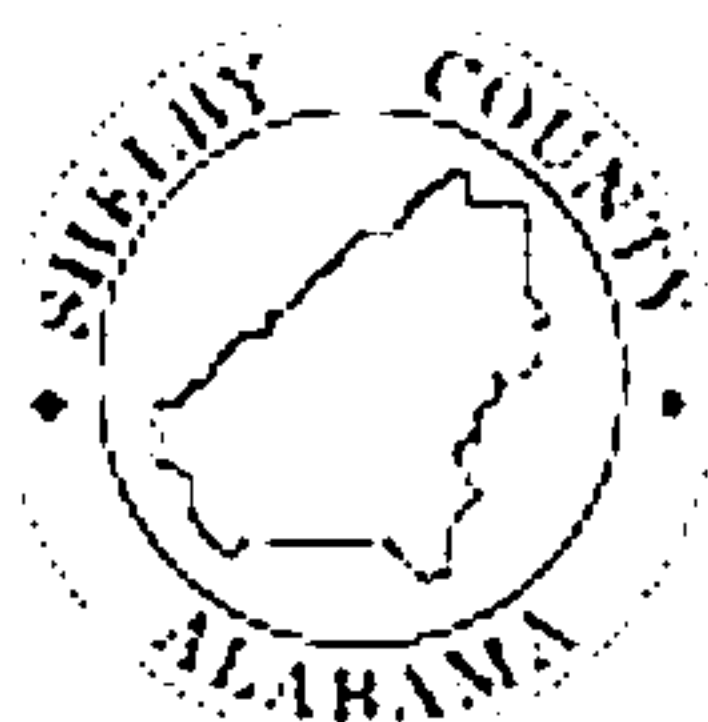
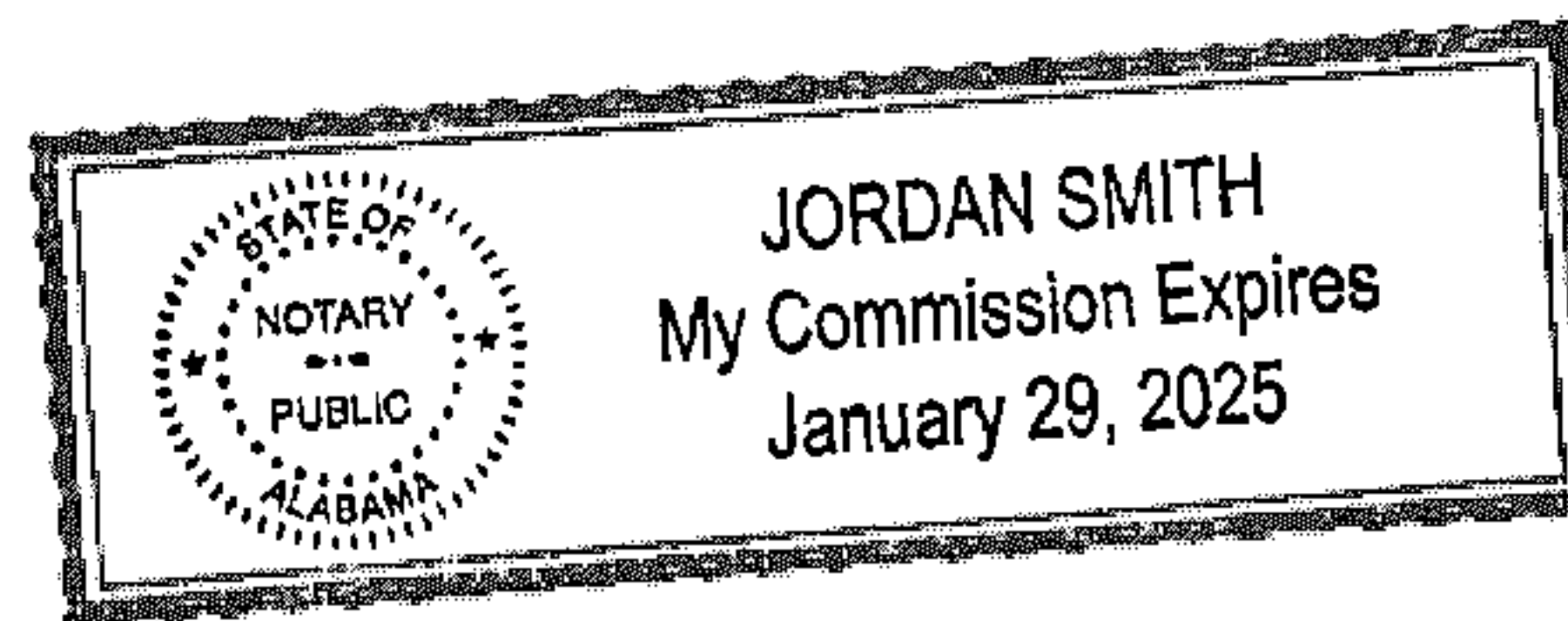
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory Fritz and Shelly Fritz whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2022.



Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/15/2022 10:45:29 AM
\$222.00 BRITTANI
20220915000357500

