

Send tax notice to:  
Donna Fridella Adney  
1486 Hwy 46  
Shelby, Alabama 35143

**WARRANTY DEED**  
(Joint Tenants with Right of Survivorship)

20230714000211150 1/3 \$379.00  
Shelby Cnty Judge of Probate, AL  
07/14/2023 02:28:42 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and 00/100 Dollars (\$10.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I LUCY B FRIDELLA (an unmarried woman) (hereinafter GRANTOR), do grant, bargain, sell and convey unto LUCY B. FRIDELLA and DONNA FRIDELLA ADNEY, (hereinafter GRANTEES) as joint tenants with right of survivorship, all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached "EXHIBIT A"

This deed is being executed for the purpose of adding Donna Fridella Adney in a Joint Tenancy with Right of Survivorship.

No title search nor title opinion was requested or performed in the preparation of this Deed.

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.

TO HAVE AND TO HOLD unto the said GRANTEES, for and during their joint lives and upon the death of either of them then to the survivor in fee simple, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that LUCY B. FRIDELLA is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances unless otherwise noted above and that LUCY B. FRIDELLA has a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 8<sup>th</sup> day of June, 2023.

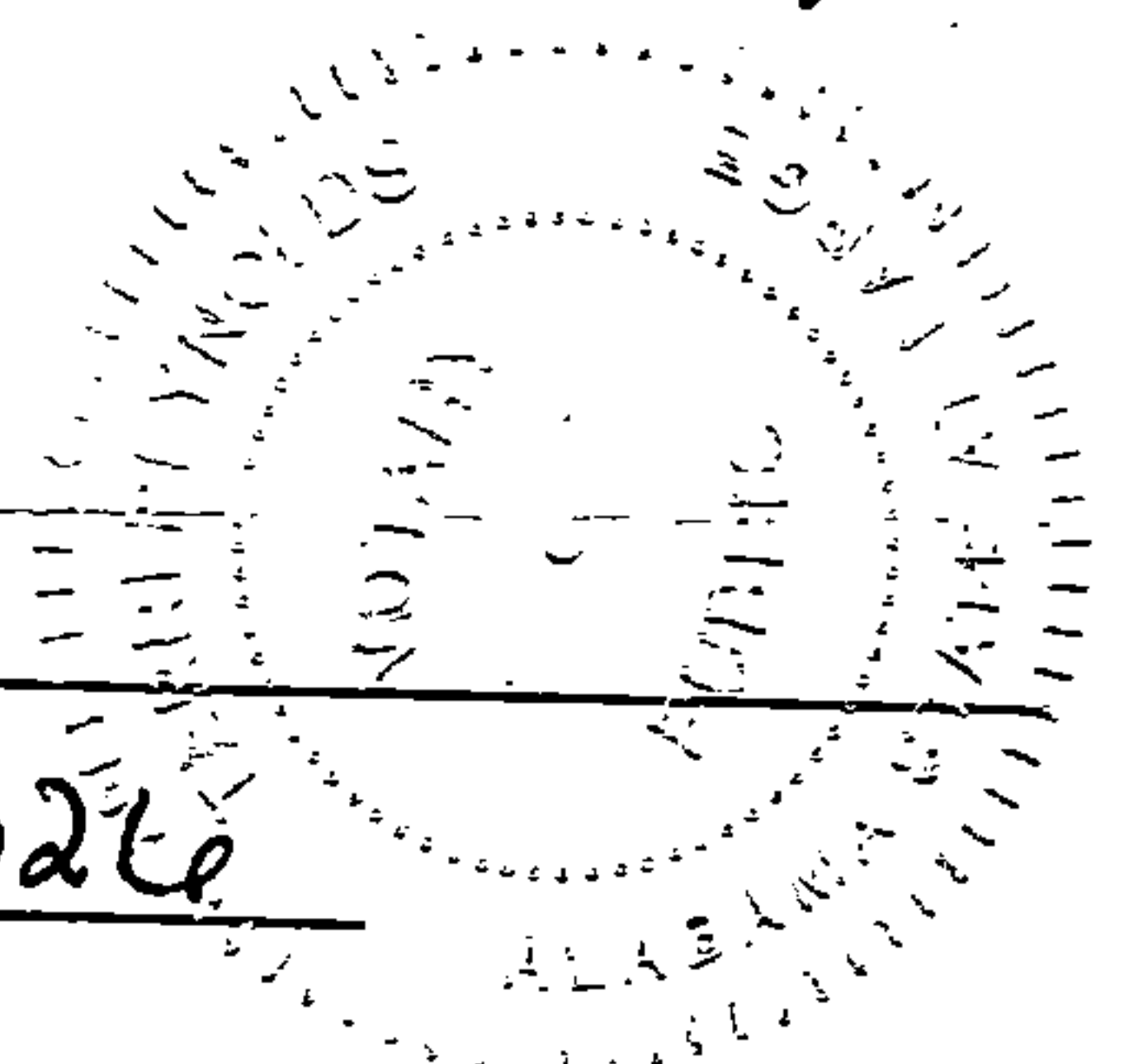
Lucy B. Fridella  
LUCY B. FRIDELLA

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LUCY B. FRIDELLA, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of June, 2023.

Terri Heynolds  
Notary Public  
My Commission Expires: Oct 28, 2026



This instrument was prepared by:  
Charles E. Davis, Jr.  
Attorney at Law  
2820 Columbiana Road  
Birmingham, AL 35216  
(205) 823-9992

Shelby County, AL 07/14/2023  
State of Alabama  
Deed Tax: \$351.00

EXHIBIT "A"



20230714000211150 2/3 \$379.00  
Shelby Cnty Judge of Probate, AL  
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All that part of the E 1/2 of NE 1/4, Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, which lies North of Shelby County Highway #46, being Parcel A of TRACT THIRTY-SIX SUBDIVISION as recorded in Map Book 12, at Page 42, in the Probate Office of Shelby County, Alabama.

GRANTOR RESERVES unto itself, its successors or assigns, a sixty (60) foot wide non-exclusive right-of-way easement along the West boundary line of above described property to provide access to the SE 1/4 of SE 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, and being further described as follows: Begin at the Northwest corner of the NE 1/4 of SE 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama and run East sixty (60) feet along the North boundary line of said NE 1/4 of SE 1/4, thence run South and parallel with the West boundary line of said forty to Shelby County Highway #46, thence run West sixty (60) feet along Shelby County Highway #46 to the West line of said forty, thence run North along the West line of said forty to the point of beginning.

## Real Estate Sales Validation Form

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

Grantor's Name LUCY B FRIDELLA  
Mailing Address 1477 HWY 46  
SHELBY, ALABAMA 35143

Grantee's Name LUCY B FRIDELLA  
Mailing Address DONNA FRIDELLA ADNEY  
1477 HWY 46  
SHELBY ALABAMA 35143

Property Address 1477 HWY 46  
SHELBY ALABAMA 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$350,580.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other TAX RECORDS

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.

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 05/30/2023

Print CHARLES E DAVIS, JR. (ATTORNEY AT LAW)

☒ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one