

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE

Send Tax Notice To:
JACK HERNIG and JAN HERNIG
254 DOGWOOD LAKES
CHELSEA, AL 35043

LEEDS, ALABAMA 35094
(205) 699-5000

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thousand and 00/100 (\$100,000.00) to the undersigned Grantors, ERIC FRYE and WIFE, JODIE FRYE, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JACK HERNIG and JAN HERNIG, (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, situated in Shelby County, Alabama, to-wit:

COMMENCE AT A FOUND RAILROAD RAIL LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 52°03'03" WEST FOR A DISTANCE OF 1217.80 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "LANDMARK" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 51°40'42" WEST FOR A DISTANCE OF 1451.75 FEET TO A SET 5/8" CAPPED REBAR STAMPED CLINKSCALES; THENCE RUN NORTH 39°18'21" WEST FOR A DISTANCE OF 380.00 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 50°41'39" EAST FOR A DISTANCE OF 568.69 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "LANDMARK"; THENCE RUN SOUTH 68°15'55" EAST FOR A DISTANCE OF 148.28 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 69°26'58" EAST FOR A DISTANCE OF 856.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 8.00 ACRES, MORE OR LESS.

Property address: 8 ACRES LAND IN SHELBY FARM, , AL

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

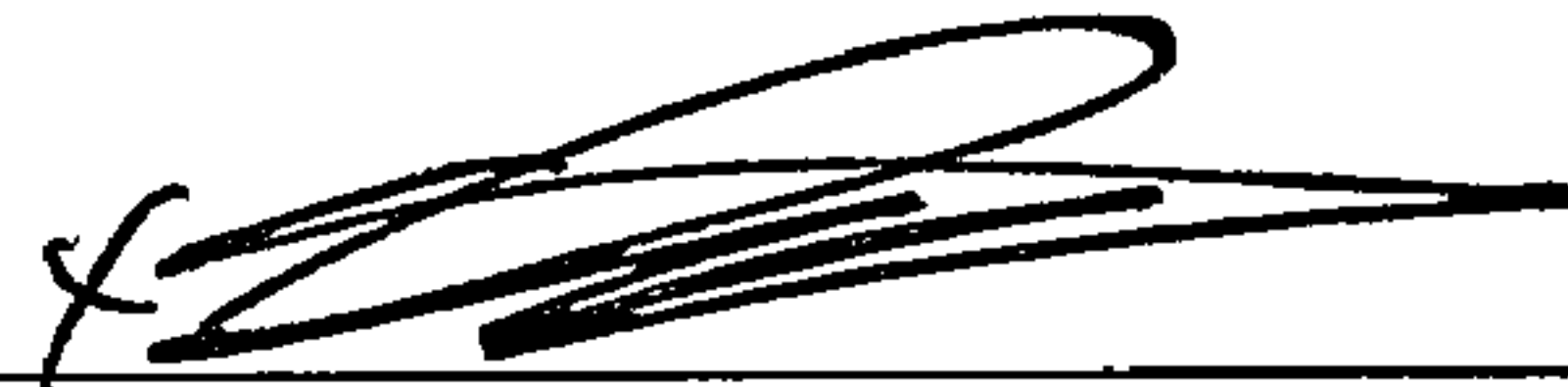
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

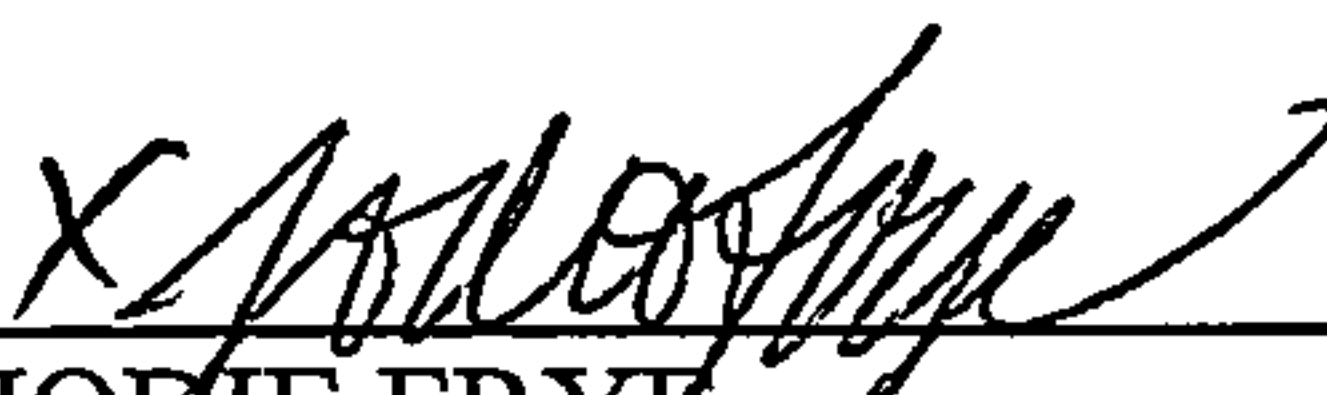
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 6th day of September, 2023.



ERIC FRYE

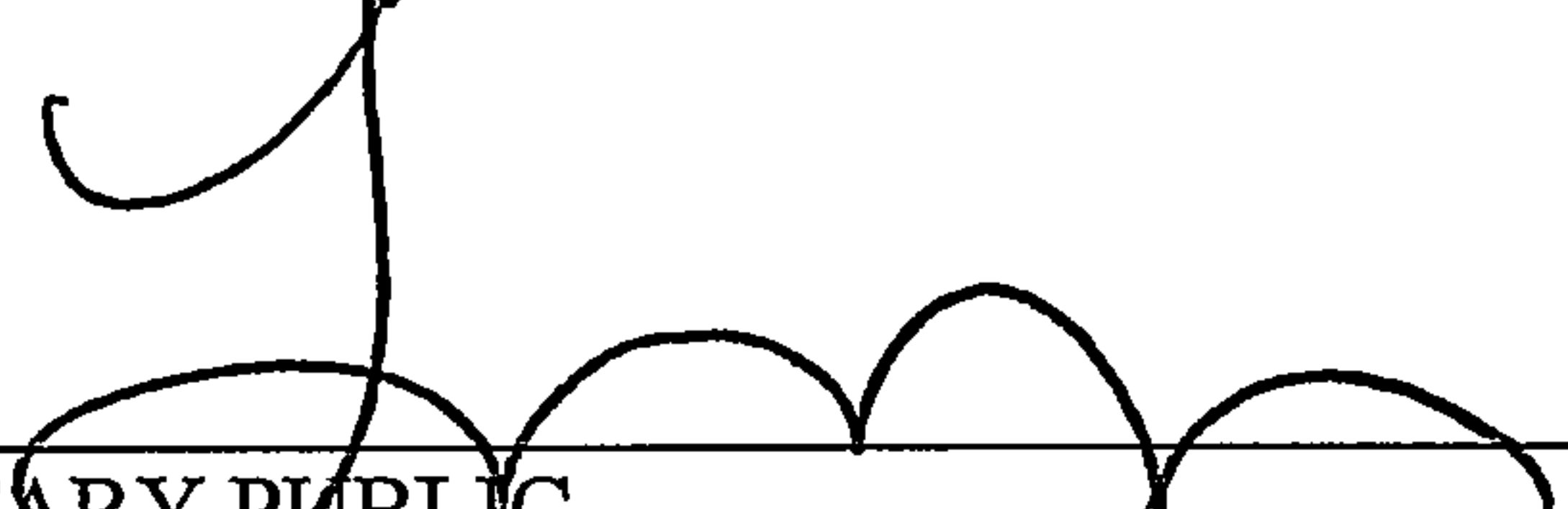


JODIE FRYE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ERIC FRYE and JODIE FRYE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2023.



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:	ERIC FRYE and JODIE FRYE	Grantee's Name:	JACK HERNIG and JAN HERNIG
Mailing Address:	8 ACRES LAND IN SHELBY FARM , AL	Mailing Address:	8 ACRES LAND IN SHELBY FARM , AL
Property Address:	8 ACRES LAND IN SHELBY FARM , AL	Date of Sales	September 6th, 2023
		Total Purchase Price:	(\$100,000.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: September 6th, 2023

Print Laura L. Barnes

_____ Unattested

Sign _____

_____ (verified by)

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL Barnes & Barnes Law Firm, P.C. File No: 23-4769
09/08/2023 01:46:23 PM
\$128.00 BRITTANI
20230908000272390

Alvin S. Bayl