

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Twenty Three Thousand Five Hundred Dollars (\$323,500.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged I, Helen Hoa Huynh, (herein referred to as grantor), grant, bargain, sell and convey unto Michael Frederick and Kathryn Frederick, husband and wife, (herein referred to as grantees), for and during their joint lives, and upon 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:

Lot 50, according to the Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

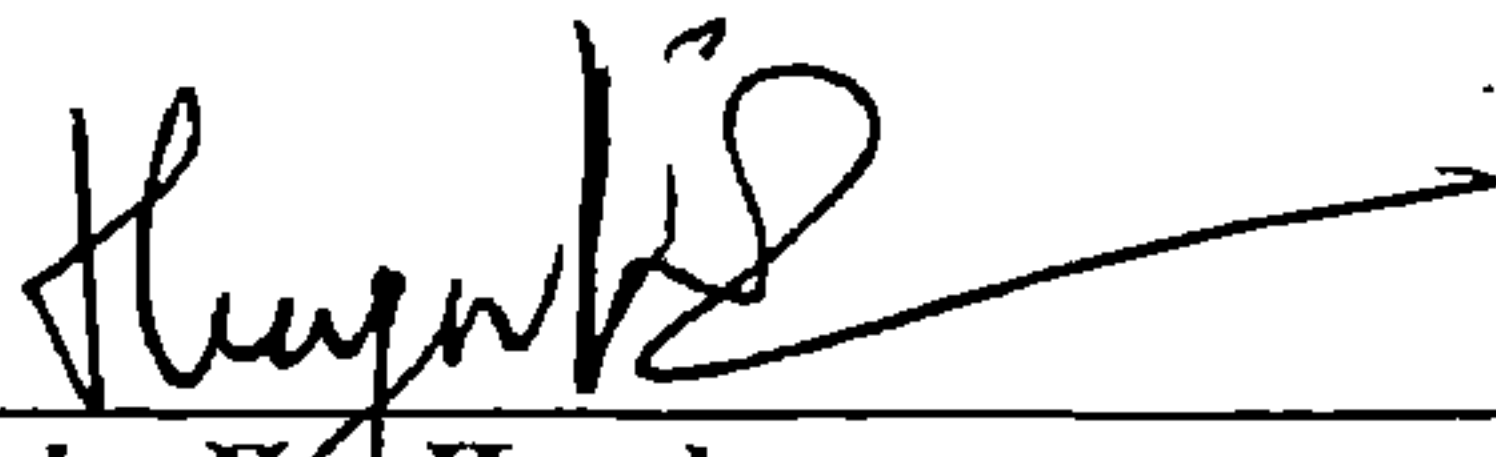
For ad valorem tax purposes only, the address to the above-described property is 565 Forest lakes Drive, Sterrett, AL 35147.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, 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 we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 2nd day of April, 2024.

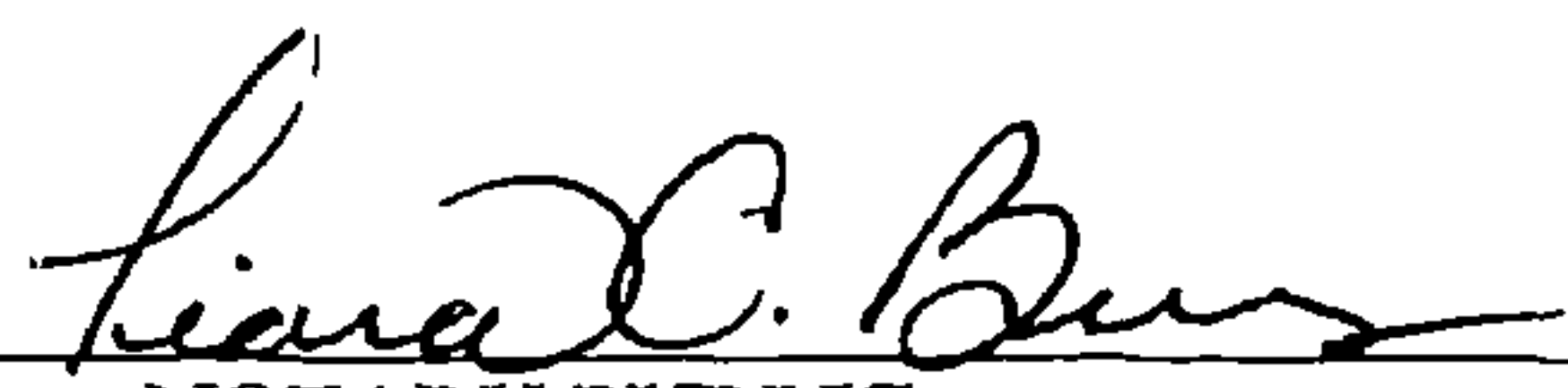

Helen Hoa Huynh

STATE OF GEORGIA)

COUNTY OF FULTON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Helen Hoa Huynh, whose name is 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, she, executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 2nd day of April, 2024.


NOTARY PUBLIC

My Commission Expires: 12/08/2027

TIARA C BURNS
Notary Public - State of Georgia
DeKalb County
My Commission Expires Dec 8, 2027

THIS INSTRUMENT PREPARED BY: David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Hoover, AL 35244 AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/09/2024 08:18:42 AM
 \$65.50 JOANN
 20240409000100830

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Helen Hoa Huynh
 Mailing Address 215 Wembley Circle
Atlanta, GA 30328

Grantee's Name Michael Frederick
 Mailing Address 585 Magnolia Crest Court
Odenville, AL 35120

Property Address 565 Forest Lakes Drive
Sterrett, AL 35147

Date of Sale April 5, 2024
 Total Purchase Price \$323,500.00

or
 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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 April 5, 2024

Print Leanne G. Ward

☐ Unattested

Sign Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one