



20240430000125460 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/30/2024 11:05:29 AM FILED/CERT

Prepared by:

Robert D. Cornelius, Esq.

Cornelius & Talley, PC

1512 Alex Drive

Birmingham, Alabama 35210

Send Tax Notice:

Eric Frey
50 Mockingbird Lan
Sterrett, AL 35147

NO TITLE SEARCH HAS BEEN PERFORMED

PERSONAL REPRESENTATIVES WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, George Frey, departed this life on March 13, 2023, a resident of Shelby County, State of Alabama having died testate, his estate was probated according to the laws of the State of Alabama and Letters of Testamentary were issued in accordance with the laws of the State of Alabama to Eric Frey, as Personal Representative by the Probate Court of Shelby County, Alabama on the 20th day of April 2023, Case Number PR-2023-000417;

And,

WHEREAS, George Frey, owned certain real property in Shelby County, Alabama by deed dated the 19th day of September 2013, recorded on the 9th day of October 2013, the sole owner of the following described real estate to wit:

LEGAL DISCRPTION:



20240430000125460 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/30/2024 11:05:29 AM FILED/CERT

Lot 2-B, according to the Re-survey of Lot 2 of Faulkner Estates Subdivision as recorded in Map Book 27, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Ad Valorem taxes for the current year, and subsequent years.**
- 2) Restrictions as recorded indeed 284, page 519.**
- 3) 20-ft easement for ingress, easement and utilities on South side of said lot as shown on recorded map.**
- 4) Rights of other in and to 50 Mockingbird Lane, Sterrett, Alabama 35147 as shown on recorded map.**
- 5) Mineral and mining rights and other privileges and immunities relating thereto if any.**


WHEREAS, the Probate of the Last Will and Testament of Gregory Frey, determined the rightful recipient of said property to be Eric Frey.

WHEREAS, under the laws of the State of Alabama, the Personal Representative is given full power and authority to dispose of the estate and transfer said real property, and pursuant to the Last Will and Testament of Gregory Frey.

NOW THEREFORE, pursuant to the Probate of the Estate of Gregory Frey, the undersigned Eric Frey, as the Personal Representative of the estate, and under the authority vested in her by the laws of the State of Alabama as such Personal Representative, does hereby grant transfer, bargain, sell, and convey unto Eric Frey, in fee simple and absolute, the described real estate situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, and the appurtenances thereunto belonging or in any way appertaining to the said Gregory Frey, his heirs and assigns, in fee simple, forever and as fully and complete in all respects as the undersigned could or ought to convey the same under authority vested by the laws of the State of Alabama.

IN WITNESS WHEREOF, Eric Frey, in his capacity as Personal Representative of the Estate of Gregory Frey, has caused this conveyance to be executed in his capacity as the Personal Representative on this the 12 day of September, 2023.





20240430000125460 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/30/2024 11:05:29 AM FILED/CERT


Personal Representative of Estate of Gerorge Frey

STATE OF ALABAMA)

JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Frey, whose name is signed to the foregoing Personal representative Deed, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same as duly authorized Personal representative of the Estate of George Frey, voluntarily on the day the same bears date. Given under my hand and official seal this 12 day of Sept. 2023.


Notary Public
My Commission Expires 6/3/24

Robert D. Cornelius
Notary Public, Alabama State At Large
My Commission Expires June 3, 2024

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 Frey
Mailing Address 50 Mockingbird Ln
Sterrett, AL 35147

Grantee's Name Eric Frey
Mailing Address 50 Mockingbird Ln
Sterrett, AL 35147

Property Address 50 Mockingbird Ln
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 36,330

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

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

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 _____
Unattested

(verified by)

Print Hayley Clayton
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

