

This instrument was prepared by
Robert D. Cornelius, Esq.
CORNELIUS & TALLEY, PC
1512 Alex Drive
Birmingham, Al
205-977-9911

SEND TAX NOTICE TO:
Joan Faulkner
200 Merrywood Lane
Sterrett, Alabama 35147

NO TITLE SEARCH HAS BEEN DONE

WARRANTY DEED



20240717000218530 1/3 \$541.50
Shelby Cnty Judge of Probate, AL
07/17/2024 03:11:59 PM FILED/CERT

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One-Hundred Dollars and No/100's (\$100.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Eric Frey**, a (married or single?) man (herein after called Grantor), conveys to **Joan Faulkner** (hereinafter called Grantee), a single woman, all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description:

Lot 2-B according to the Re-survey of Lot 2 of Faulkner Estates Subdivision ass recorded in Map Bok 27, page 17, in the Probate office of Shelby County.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:

1. Ad valorem taxes for 2024;
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Subject to restrictions at Volume 284, Page 519.
4. Subject to all conditions, restrictions, setbacks, rights of way and easements at Map Book 27 page 17.

Pursuant to *Code of Alabama 1975* Section 40-22-1, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said Grantees, their heirs, executors, and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantees, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of June, 2024.

Shelby County, AL 07/17/2024
State of Alabama
Deed Tax: \$513.50



20240717000218530 2/3 \$541.50
Shelby Cnty Judge of Probate, AL
07/17/2024 03:11:59 PM FILED/CERT

Eric Frey

Eric Frey

STATE OF ALABAMA
SHELBY COUNTY

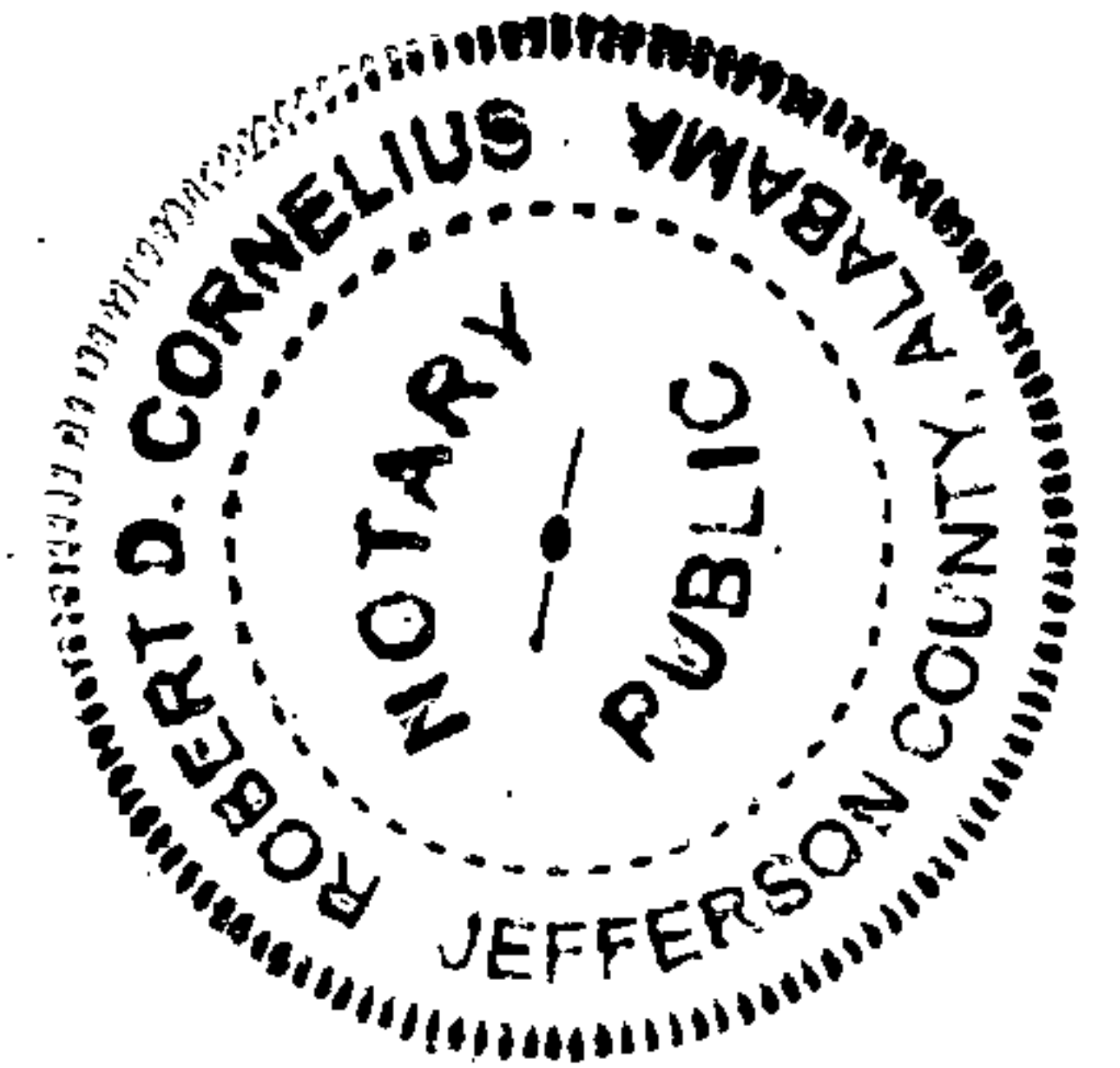
General Acknowledgment

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 conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 25 day of June, 2024.

Robert D. Cornelius

Notary Public

My Commission Expires 6/3/28



Real Estate Sales Validation Form

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

Grantor's Name Eria Frey
Mailing Address 200 Merrywood Ln
Sterrett, AL 35147

Grantee's Name Joan Faulkner
Mailing Address 200 Merrywood Lane
Sterrett, AL 35147

Property Address 200 Merrywood Ln
Sterrett, AL 35142

Date of Sale June 25, 2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 513,110⁰²

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 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 6/25/24

Print Robert D. Cornelius

Unattested

Sign Robert D. Cornelius
(Grantor/Grantee/Owner/Agent) circle one

(verified by)