

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
PAUL FRANKS and NEELY FRANKS
2127 HWY 93, HELENA AL 35080

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED FORTY THOUSAND AND 00/100
(\$240,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, BRIAN SEGARS and WENDY SEGARS, A MARRIED COUPLE
(herein referred to as grantors) do grant, bargain, sell and convey unto PAUL FRANKS and NEELY
FRANKS, a married couple (herein referred to as GRANTEES) as joint tenants, with right of
survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**BEGIN AT THE NW CORNER OF LOT 9, ACCORDING TO THE MAP OF PRESCOTT PLACE, AS RECORDED IN
MAP BOOK 33, PAGE 126, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA;
THENCE RUN N 86-56'24" E, ALONG THE NORTH LINE OF SAID LOT 9, FOR 51.71'; THENCE RUN S 25-58'34"
W FOR 23.67' TO A POINT ON THE ARC OF A CURVE TO THE LEFT, AND RIGHT OF WAY LINE OF
PRESCOTT CIRCLE, HAVING A CENTRAL ANGLE OF 38-32'25" AND A RADIUS OF 50'; THENCE RUN ALONG
THE ARC OF SAID CURVE FOR 33.63' TO THE POINT OF BEGINNING, CONTAINING 370 SQUARE FEET.**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

BRIAN SEGARS IS ONE AND THE SAME AS BRIAN K SEGARS

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and
assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby
created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein
survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the
said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and
convey the same as aforesaid; that I (we) will and my (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, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE

Brian Segars
BRIAN SEGARS

Wendy Segars By Brian Segars Her
WENDY SEGARS BY BRIAN SEGARS HER
ATTORNEY IN FACT
Attorney in fact

STATE OF **ALABAMA**
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that BRIAN SEGARS whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of November, 2024

STATE OF Alabama
COUNTY Jefferson

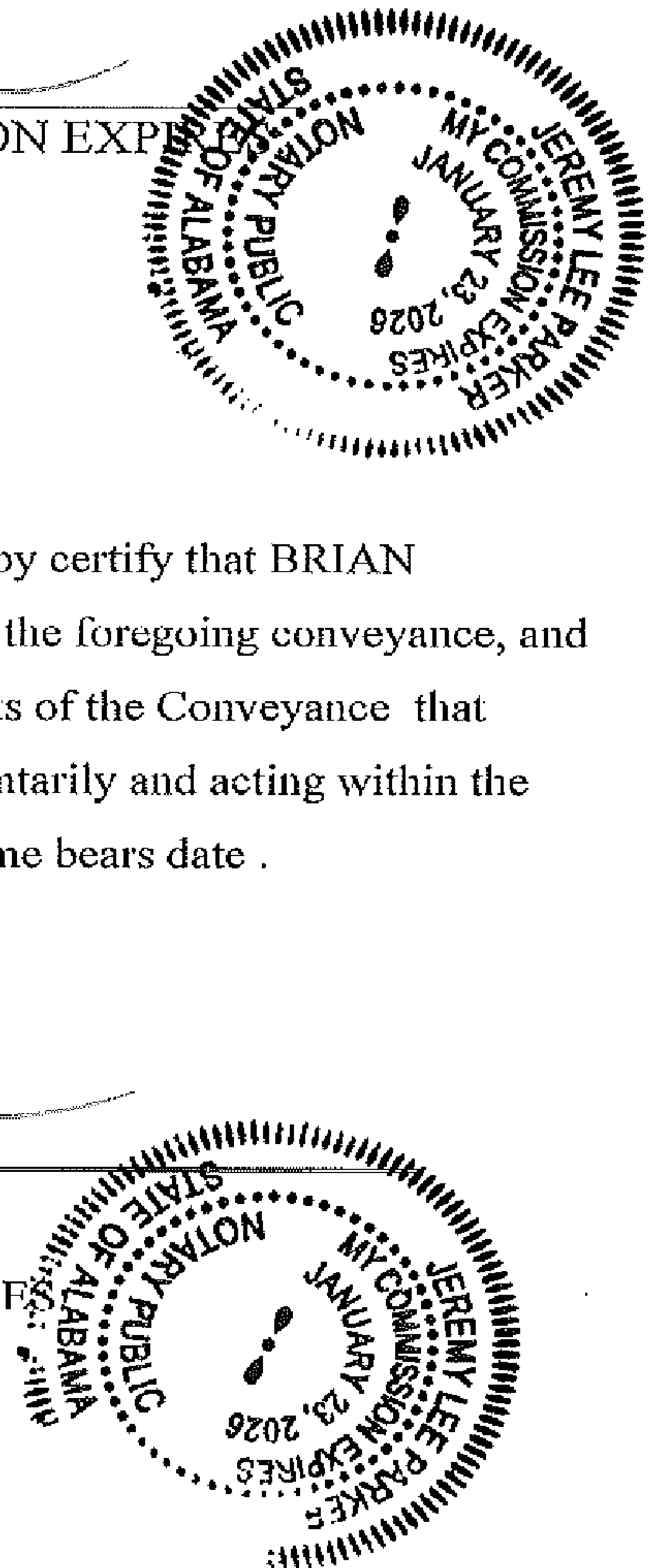
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that BRIAN SEGARS as Attorney in Fact for WENDY SEGARS, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that BRIAN SEGARS in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for WENDY SEGAS on the day the same bears date .

Given under my hand and official seal this 15TH day OF NOVEMBER 2024

NOTARY PUBLIC
MY COMMISSION EXPIRE

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1320 Alford aVe Ste 102
Birmingham, AL 35226



Real Estate Sales Validation Form

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

Grantor's Name	BRIAN SEGARS and WENDY SEGARS	Grantee's Name	PAUL FRANKS AND NEELY FRANKS
Mailing Address	8371 County Road 13 Helena, AL 35080		
Property Address	8371 County Road 13 Helena, AL 35080	Date of Sale	November 15, 2024
		Total Purchase Price	\$240,000.00
		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 to
☒ 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: 11/15/2024

Print BRIAN SEGARS

Sign: Brian Segars
Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2024 11:22:21 AM
\$268.00 JOANN
20241204000373550

Allen S. Bayl