

SEND TAX NOTICE TO:
Courtney B. Dees
1118 Eagle Drive
Alabaster, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$199,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sandra S. Frayer, an unmarried woman**, whose address is 1121 Eagle Drive, Alabaster, AL 35114 (hereinafter "Grantor", whether one or more), by **Courtney B. Dees**, whose address is 1118 Eagle Drive Alabaster AL. 35114 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Courtney B. Dees**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1118 Eagle Drive, Alabaster, AL 35114 to-wit:**

Lot 128, according to the Survey of Corsentino's Addition to Eagle Wood Estates 4th Sector, 1st Phase, as recorded in Map Book 8, Page 17, in the Office of the Probate Judge of Shelby County, Alabama.

Sandra S. Frayer is the surviving grantee of that certain deed recorded in Instrument# 20091202000443780, in the Probate Office of Shelby County, Alabama; the other grantee Leo C. Frayer, having died on or about the 11th day of June, 2024.

Leo C. Frayer is one and the same person as Leo Charles Frayer Jr.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party first mortgage in the amount of \$196,278.00 and a third-party second mortgage in the amount of \$6,997.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

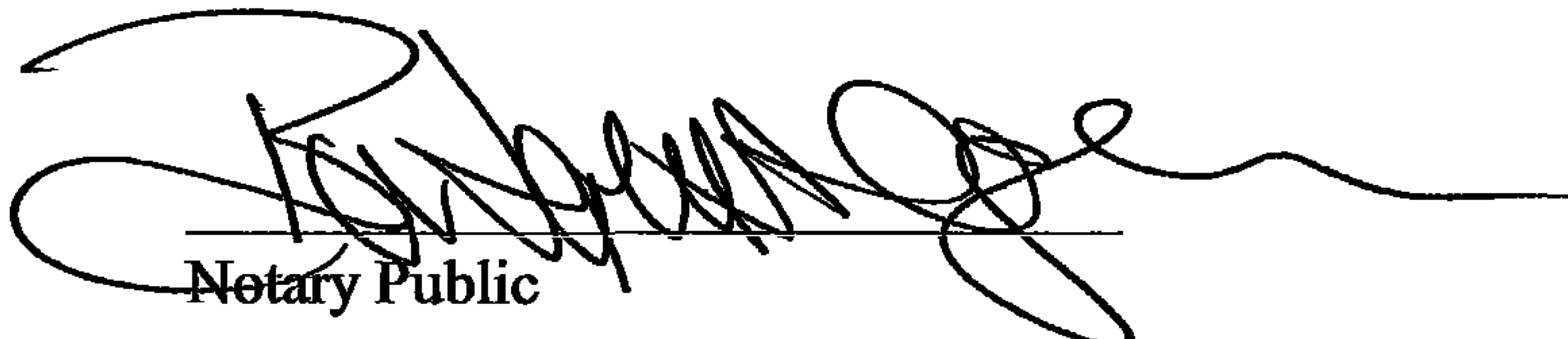
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2025.

Sandra S Frayer BY *Stephen Frayer* HER ATTORNEY IN FACT
Sandra S. Frayer by Stephen Frayer, her Attorney-In-Fact

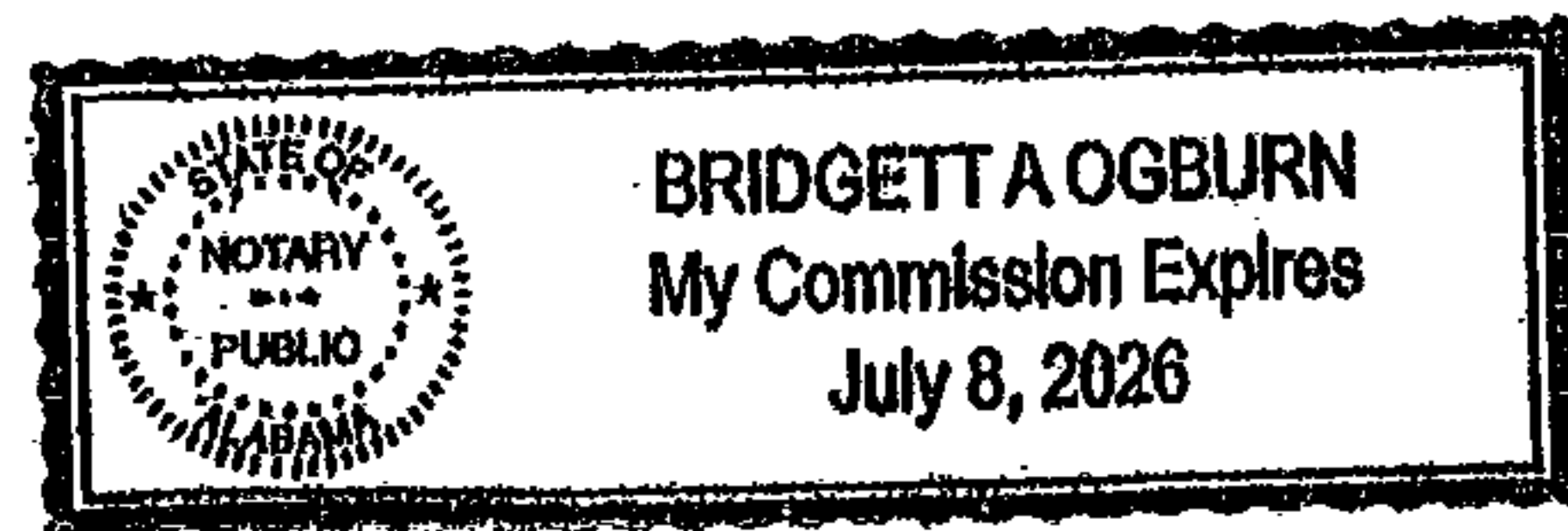
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen Frayer whose name as Attorney-In-Fact for Sandra S. Frayer, 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, he, in his capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2025.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 08:28:16 AM
\$26.00 CHARITY
20250916000278570

Allie S. Bayl