

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Regina S. Burget
236 Queens Gate
Alabaster, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED EIGHT THOUSAND AND 00/100 Dollars (\$308,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Laura Respinto, as Successor Trustee of The Arthur Fries Living Trust dated August 15, 2019

(hereinafter referred to as “Grantor”) does grant, bargain, sell and convey unto

Regina S. Burget and Brenda Sims

(hereinafter referred to as “Grantee”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 249, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

\$120,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

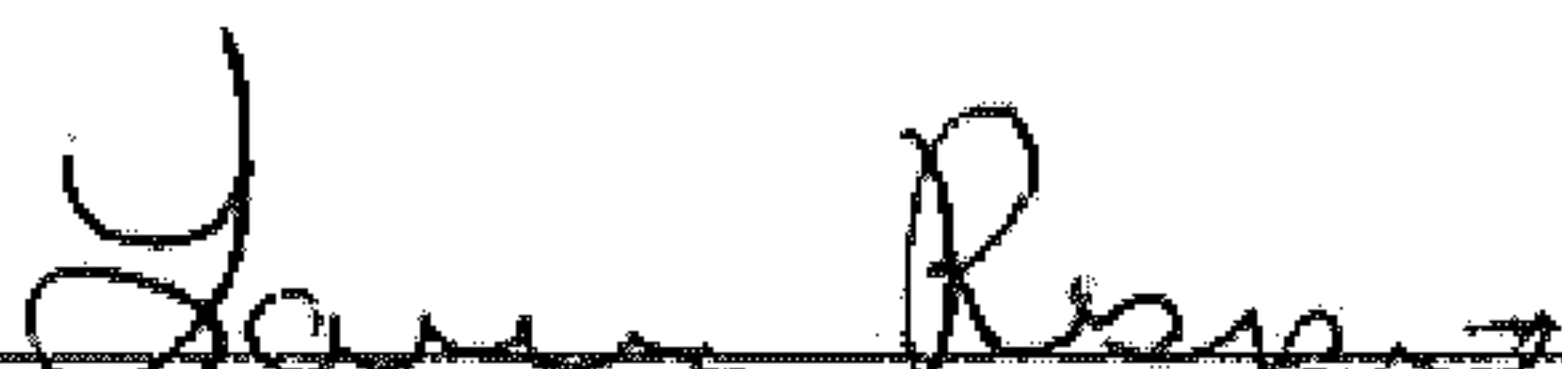
Grantee Arthur Fries, Trustee of the Living Trust dated August 15, 2019, by deed recorded August 22, 2019 as Instrument Number 20190822000308180, died on or about July 14, 2025. Laura Respinto is Successor Trustee pursuant to the terms of the said Living Trust upon the death of Arthur Fries.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 30th day of September, 2025,

The Arthur Fries Living Trust dated August 15, 2019

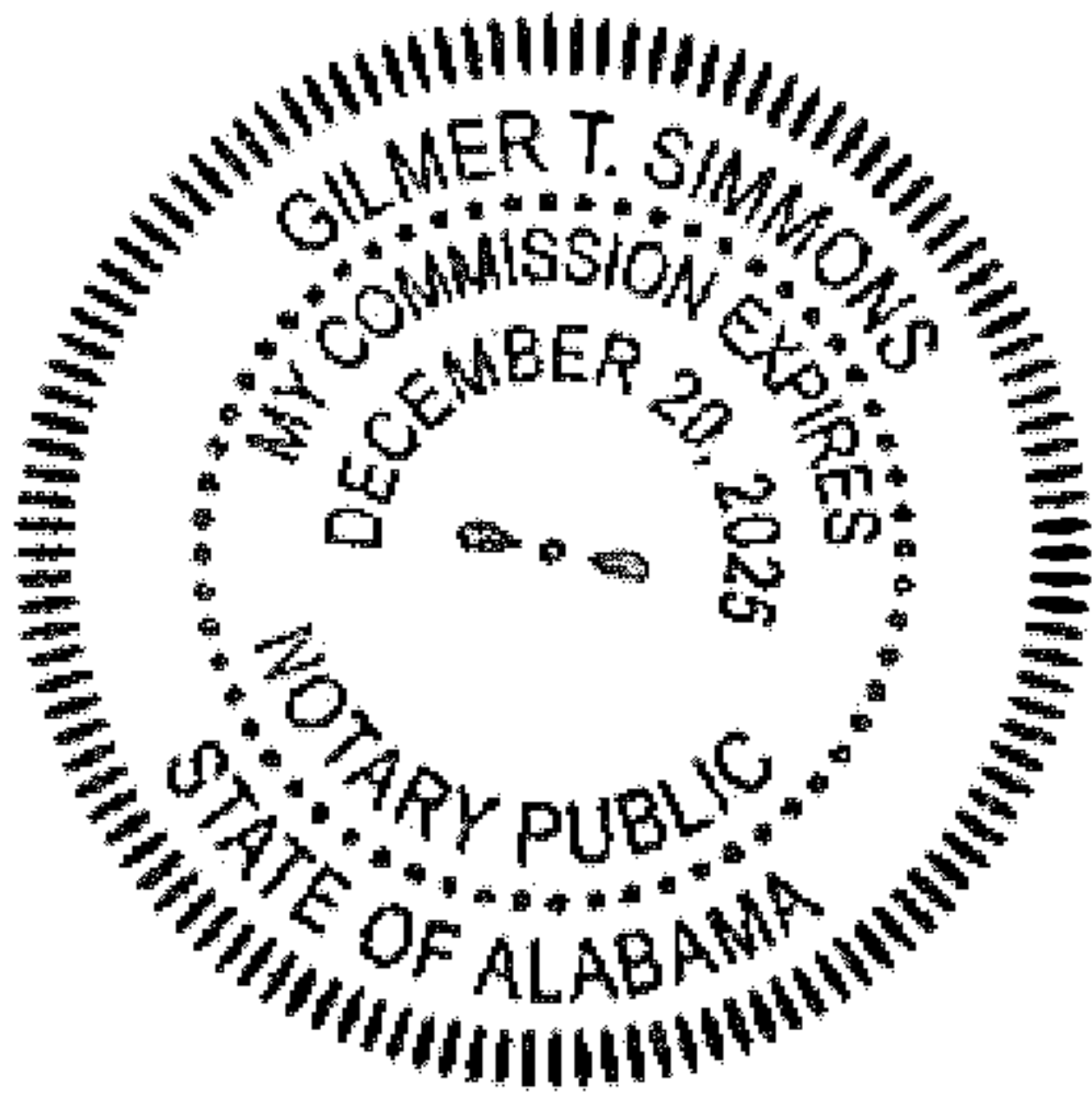
By: 
Laura Respinto, Successor Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura Respinto, as Successor Trustee of The Arthur Fries Living Trust dated August 15, 2019 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 and with full authority as Such Trustee, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2025.


Notary Public
My Commission Expires: 12/20/2025



Real Estate Sales Validation Form

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

Grantor's Name	Laura Respinto, Successor Trustee of The Arthur Fries Living Trust dated August 15, 2019	Grantee's Name	Regina S. Burget and Brenda Sims
Mailing Address	236 Queens Gate Alabaster, AL 35114	Mailing Address	410 Roden Avenue Boaz, AL 35957
Property Address	236 Queens Gate Alabaster, AL 35114	Date of Sale	09/30/2025
		Total Purchase Price	\$308,000.00
		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
☒ 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.

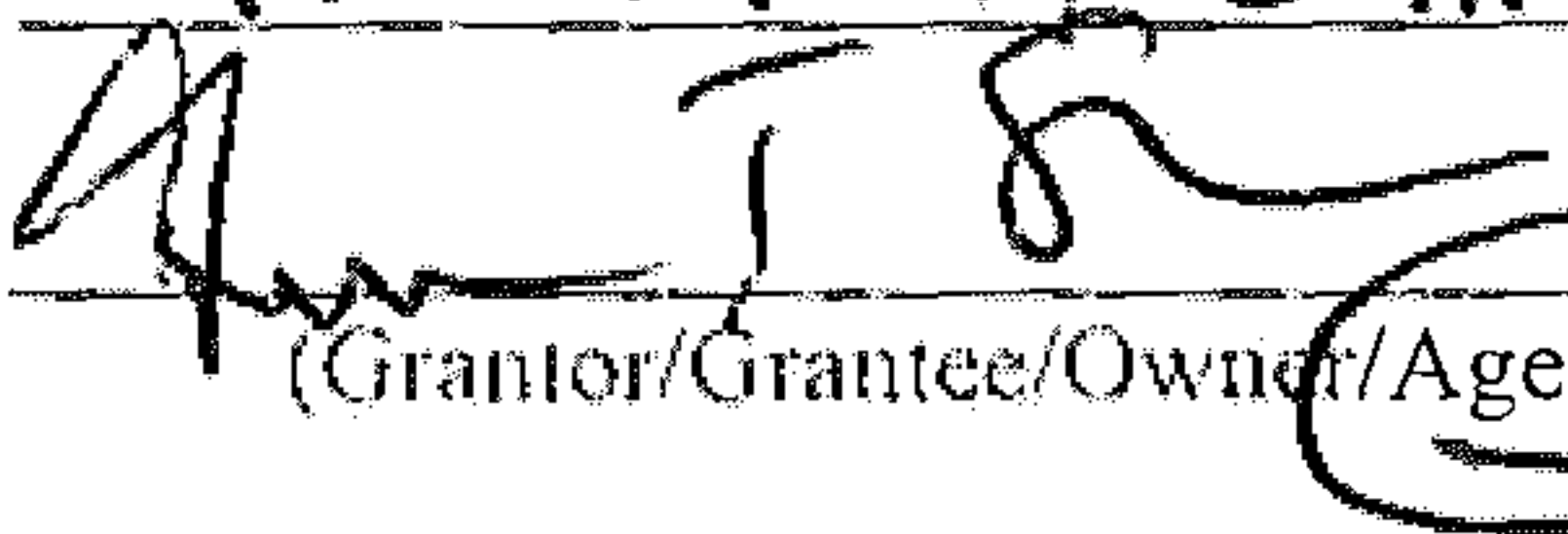
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	09/30/2025	Print	G. Imer T. Simmons
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2025 11:30:00 AM
\$336.00 KELSEY
20251002000302430

Allen S. Bayl