

PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION.

THIS INSTRUMENT PREPARED BY:

Cynthia Martin, Esq.
Massey, Stotser, & Nichols, P.C.
1780 Gadsden Hwy.
Birmingham, Alabama 35235

SEND TAX NOTICES TO:

David S. Frederick and Sheila Pownall
249 Twin Oaks Way
Chelsea, Alabama 35043

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **David S. Frederick, an unmarried man**, who shall hereinafter be defined as the “**Grantor**”, for and in consideration of the sum of nineteen thousand dollars and no/100 (\$19,000.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor, subject to the exceptions, reservations and provisions hereinafter set forth, do hereby GRANT, BARGAIN, SELL and CONVEY unto **David S. Frederick and Sheila Pownell**, whom shall hereinafter be defined as the “**Grantees**”, the following described real property, which shall hereinafter be defined as the “**Property**”, as more particularly described hereinbelow, situated in Shelby County, State of Alabama, to wit:

Legal Description: Lot 1-A, according to a resurvey of Lots 1 and 2, Twin Oaks, as recorded in Map Book 31, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Tax Parcel Number: 09 8 34 0 004 001.000

Note: Janet C. Frederick, aka Janet S. Frederick, Grantee on the deed recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20031001000661400, died on or about the 7th day of December, 2022, as evidenced by the attached Exhibit “A”.

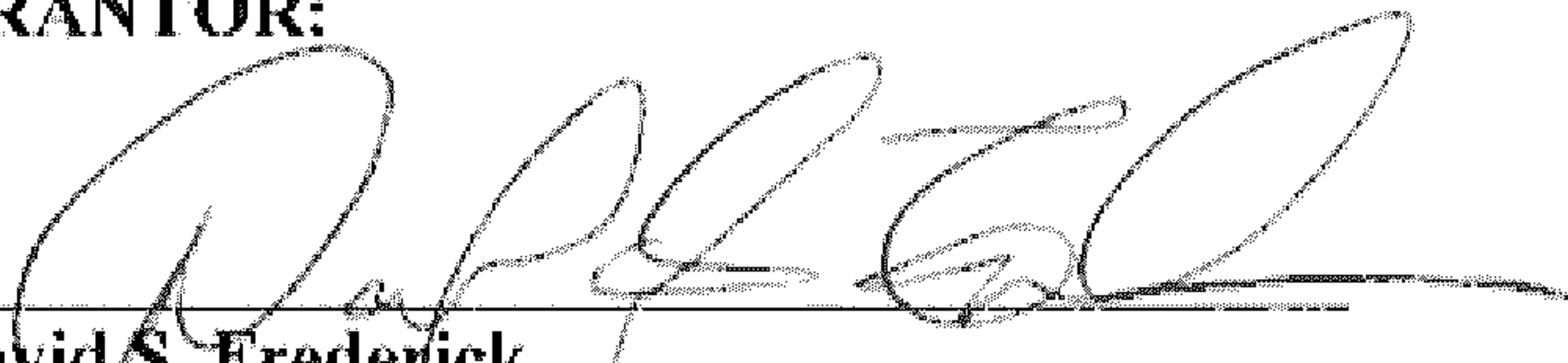
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said Grantee, its beneficiaries, successors, and assigns forever.

-The Remainder of This Page is Intentionally Left Blank-

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the 29
day of October, 2025.

GRANTOR:

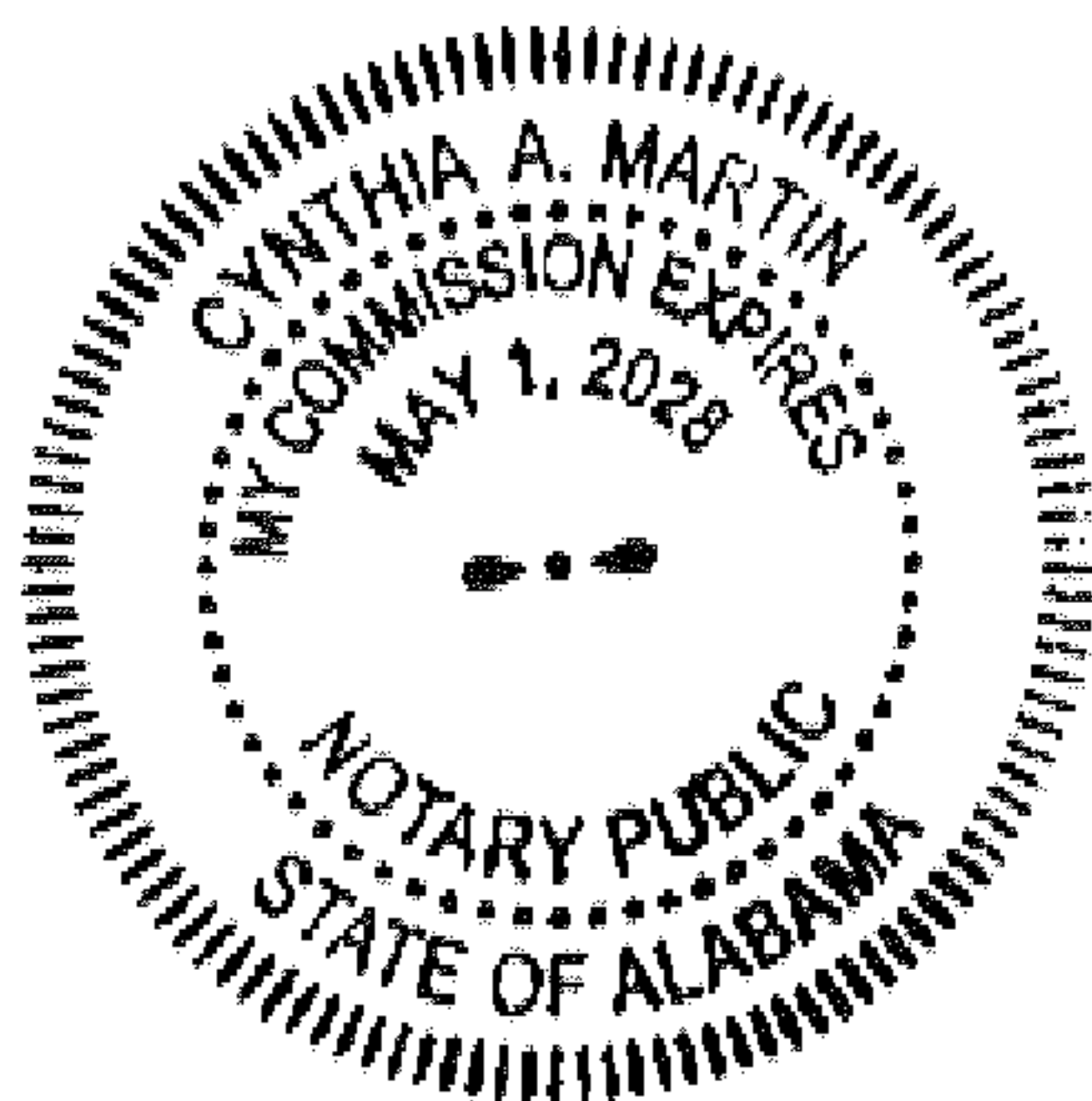


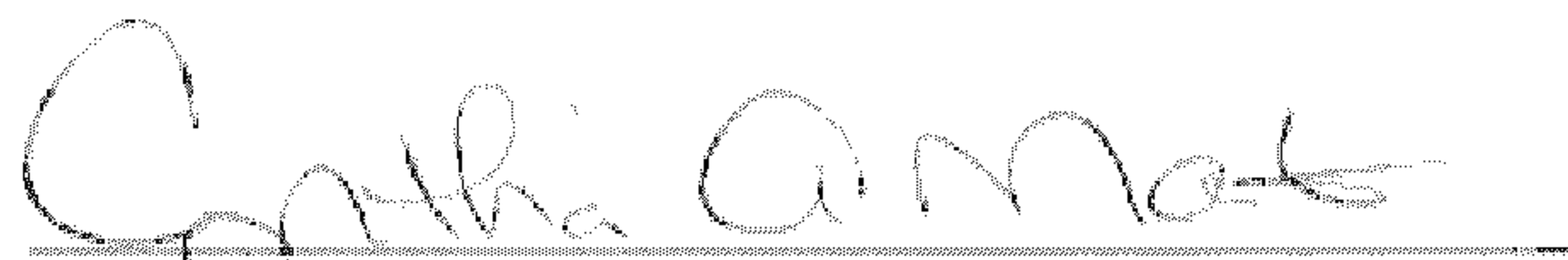
David S. Frederick

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned Notary Public in and for the above State and County, hereby certify that
David S. Frederick, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the foregoing instrument,
David S. Frederick executed the same voluntarily.

Given under my hand and seal on this the 29 day of October, 2025.





Notary Public
My Commission expires: May 1, 2028

**State
File
Number**

ADPH HS E2/REV 01-21

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH								INTERVAL
IMMEDIATE CAUSE	A. Mammary Breast Cancer							Unknown
	DUE TO (OR AS A CONSEQUENCE OF):							
	B. _____							
	DUE TO (OR AS A CONSEQUENCE OF):							
UNDERLYING CAUSE	C. _____							
	DUE TO (OR AS A CONSEQUENCE OF):							
	D. _____							
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH		43. PREGNANT (IF FEMALE)		44. AUTOPSY	45. FINDINGS CONSIDERED	46. TOXICOLOGY	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH
Natural Causes				No		No		Unknown
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

Nicole Henderson Rushing
State Registrar of Vital Statistics

December 22, 2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name David S. Frederick
Mailing Address 249 Twin Oaks Way
Cheslea, AL 35043

Grantee's Name David S. Frederick and Sheila Pownall
Mailing Address 249 Twin Oaks Way
Cheslea, AL 35043

Property Address: 249 Twin Oaks Way
Cheslea, AL 35043

Date of Sale October 29, 2025

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ 19,000.00

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: Amount of mortgage

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).

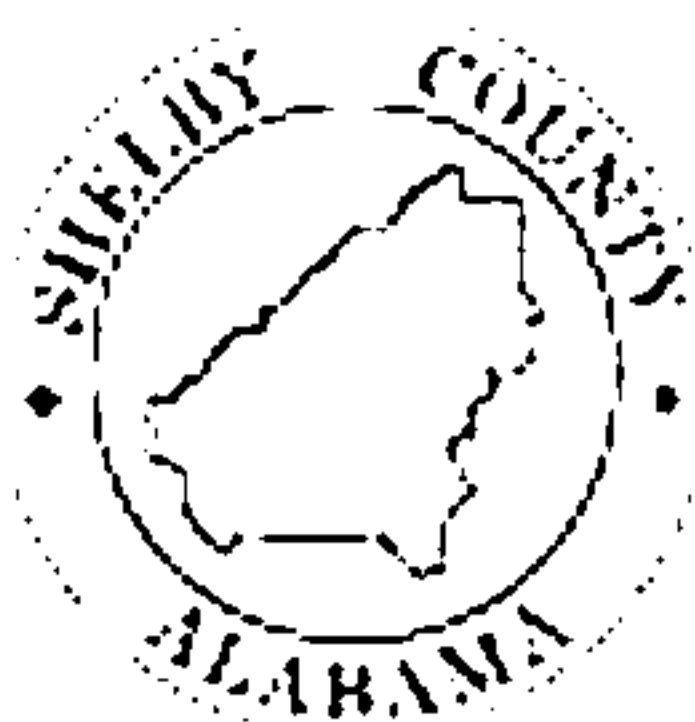
Name: David S. Frederick

Date: 4th day of November, 2025

Massey, Stotser & Nichols, PC

By: /s/ Donna Wilhite
Donna Wilhite, Agent

(Verified)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 02:54:53 PM
\$50.00 BRITTANI
20251104000338820

Allen S. Bayel

Form RT-1