20251104000338820 11/04/2025 02:54:53 PM DEEDS 1/4

### 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

STATE OF ALABAMA

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 7<sup>th</sup> 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-

## 20251104000338820 11/04/2025 02:54:53 PM DEEDS 2/4

IN WITNESS WHEREOF, lay of () choose 1, 2025.	the Grantor has caused these presents to be executed on the $\underline{\mathcal{A}^{Q}}$
	GRANTOR:  David S. Frederick
STATE OF ALABAMA COUNTY OF Shallon	
David S. Frederick, whose name is	iblic in and for the above State and County, hereby certify that signed to the foregoing instrument, and who is known to me, that, being informed of the contents of the foregoing instrument, ne voluntarily.
Given under my hand	and seal on this the <u>多今</u> day of <u>つこんがく</u> , 2025.
WILLIAM A. MARY PUBL.  O'ARY PUBL.  O'ARY PUBL.  O'ARY PUBL.  O'ARY PUBL.	Notary) Public My Commission expires:

# ALABANA

Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State 101 2022-55719

I. DECEASED LEGAL NAME						LYCK A A A POSITIOET	Market	O TIME OF DEATH	***************************************	
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42. MANNER OF DEATH		43. PREGNANT (II	(PEMALE)		45. FINDINGS CONSIDERED	1	CONSIDERED	CONTRUBUTED TO D	EATH	
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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama, 2022-515-364-6

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 <u>David S. Frederic</u> Mailing Address 249 Twin Oaks W Cheslea, AL 3504	Vay	Grantee's Name Mailing Address	David S. Frederick and Sheila Pownall 249 Twin Oaks Way Cheslea, AL 35043
		Date of Sale	October 29, 2025
Property Address: 249 Twin Oaks W Cheslea, AL 3504		Total Purchase Price	\$
		Or Actual Value Or	<u>\$</u>
The purchase price or actual value cl (Recordation of documentary eviden		Assessor's Market Va	
Bill of Sale Sales Contract Closing Statement	Apprais XXOth	sal er: Amount of mortgage	
If the conveyance document presente is not required.	ed for recordation contains all	of the required information	n referenced above, the filing of this form
		uctions	
Grantor's name and mailing address - mailing address.	- provide the name of the pers	son or persons conveying in	terest to property and their current
Grantee's name and mailing address	- provide the name of the per	son or persons to whom inte	erest to property is being conveyed.
Property address - the physical addre property was conveyed.	ess of the property being conv	eyed, if available. Date of S	Sale - the date on which interest to the
Total purchase price - the total amou offered for record.	nt paid for the purchase of the	e property, both real and per	rsonal, being conveyed by the instrument
Actual value - if the property is not be instrument offered for record. This market value.	9		
	cal official charged with the re	esponsibility of valuing prop	value, excluding current use valuation, of perty for property tax purposes will be
I attest, to the best of my knowledge understand that any false statements 1975 § 40-22-1 (h).			nt is true and accurate. I further penalty indicated in <u>Code of Alabama</u>
Name: <u>David S. Frederick</u>		Date: 4th day	y of November, 2025
Massey, Stotser & Nichols, PC			
By: <u>/s/ <i>Donna Wilhite</i></u> Donna Wilhite, Agent			(Verified)
	Filed and Recorded		
	Official Public Records Judge of Probate, Shelby C	County Alabama, County	
	Clerk Shelby County, AL		
1 m	<b>♥</b>		

11/04/2025 02:54:53 PM

**\$50.00 BRITTANI** 

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Form RT-1