

This instrument was prepared by:
Kidd & Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Mark Andrew Frechette & Charlene J. Frechette
284 Olmsted Street
Birmingham, AL 35242

GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **EIGHT HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$862,500.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

William O'Neal Whitt, Jr. and Melinda Vann Whitt, Trustees of Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto,

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Mark Andrew Frechette & Charlene J. Frechette

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9-08A, according to the Survey of Mt. Laurel Resubdivision of Blocks 9 and 10, as recorded in Map Book 45, Page 35 in the Probate Office of Shelby County, Alabama

SUBJECT TO ALL MATTERS OF RECORD

\$372,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 20th day of February, 2026.

Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto

By: *William O'Neal Whitt Jr.*
William O'Neal Whitt Jr., Trustee

By: *Melinda Vann Whitt*
Melinda Vann Whitt, Trustee

STATE OF ALABAMA

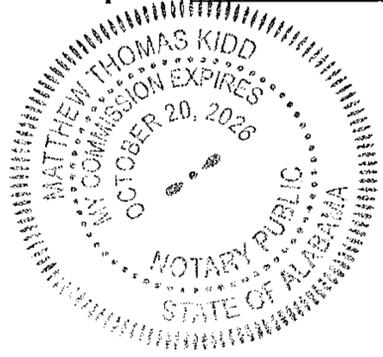
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William O'Neal Whitt Jr. and Melinda Vann Whitt** whose name as **Trustees** of the **Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto** are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such **Trustees** and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 20th day of February, 2026

[Signature]
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name William O'Neal Whitt, Jr. and Melinda Vann Wh
Trustees of Neal and Melinda Whitt Living Trust
dated February 24, 2020, and any amendments
thereto

Grantee's Name Mark Andrew Frechette and Charlene J.
Frechette

Mailing Address 1124 Danberry Lane
Hoover, AL 35242

Mailing Address 284 Olmsted Street
Birmingham, AL 35242

Property Address 284 Olmsted Street
Birmingham, AL 35242

Date of Sale 02/20/2026
Total Purchase Price \$862,500.00

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 2/20/20

Print Matthew Kidd

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2026 10:49:19 AM
\$519.00 JOANN
20260223000049560

Form RT-1

Allie S. Boyd