## WARRANTY DEED

STATE OF ALABAMA	)
COUNTY OF SHELBY	)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, Myrtice A. Carr, Katherine A Chance and Timothy J. Carr, Trustees under The Carr Living Trust, dated February 24, 2010 (herein referred to as grantors), grant, bargain, sell and convey unto Myrtice A. Carr (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 12, according to the Amended Survey of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above-described property is 454 Eaton Road, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hercunto set my hand and seal this 22 day of February, 2021.

Myrtice A. Carr, Trustee

Katherine A Chance Trustee

Timothy J. Carr. Trustee

STATE OFALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Myrtice A. Carr, Katherine A Chance and Timothy J. Carr, Trustees under The Carr Living Trust, dated February 24, 2010, whose names 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 executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_\_day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 3/12-/2-7

THIS INSTRUMENT PREPARED BY:

David C. Jamicson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

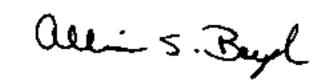
AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL

Shelby County, AL 03/02/2021 01:00:43 PM S172.00 CHERRY 20210302000104620



## Real Estate Sales Validation Form

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

Grantor's Name	tor's Name Myrtice A Carr, Katherine A Chance & Timothy Grantee's Name Myrtice A Carr			
Mailing Address	J Carr, Trustees under The Carr Living Trust	Mailing Address	454 Eaton Road	
	dated February 23, 2010		Birmingham, AL 35242	
	454 Eaton Road, Birmingham, AL 35242			
7)			00/00/04	
Property Address	454 Eaton Road	Date of Sale 02/26/21		
	Birmingham, AL 35242	Total Purchase Price	<u> </u>	
		or Actual Value	<b>\$</b>	
		or	Ψ	
		Assessor's Market Value	<b>\$</b> 310,000.00	
•			red)	
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.				
excluding current responsibility of va	ded and the value must be deuse valuation, of the property luing property for property taof Alabama 1975 § 40-22-1 (	as determined by the local x purposes will be used and		
accurate. I further		atements claimed on this for	ned in this document is true and rm may result in the imposition	
Date	<del></del>	Print Leanne G Ward		
Unattested		Sign MMMMM Sign		
	(verified by)	(Grantor/Gran	tee/Owner/Agent) circle one Form RT-1	