Prepared By: Scott Smith 1100 Azie Morton Road, #1105 Austin, Texas 78704

APN: **23-2-10-1-007-016.000**Transfer Tax Due: **\$232.00**

Grantee's Address:

Kalmer D. Hendry and Laura B. Hendry

1036 Caribbean Circle

Alabaster, AL 35007

WARRANTY DEED

THAT I, Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust ("Grantor"), common law Trust located at 1100 Azie Morton Road, #1105, Austin, Texas 78704, for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Scott Royal Smith, Trustee of the Kalmer D. Hendry and Laura B. Hendry ("Grantee"), husband and wife, whose address is 1036 Caribbean Circle, Alabaster, AL 35007, all of the following described real property, situated in the City of Alabaster, County of Shelby, State of Alabama, to wit:

Lot 6, in Block 2, according to the Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Source of Title: Recorded on 02/13/2023, Office of the Judge of Probate of Shelby County, Alabama, Document No. 20230213000036840.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth or of record, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors, and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of the Grantor.

WITNESS the hand of said Grantor this <u>22</u> day of <u>Je</u> ア	<u>tember</u> , 20 <u>23</u> .
	Spott Doval Smith Tructon of the
	Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust
STATE OF TEXAS	
COUNTY OF Travu)	
I, the undersigned authority, a Notary Public in and for Royal Smith, whose name is signed to the foregacknowledged before me on this day, that being inference executed the same voluntarily on the day the same bear	going conveyance, and who is known to me, ormed of the contents of the conveyance, they
Given under my hand and official seal this the <u>22^hん</u>	day of September, 2023.
(SEAL)	Jessey Remar Will Notary Public
Jessica Renae Williams My Commission Expires 05/08/2024 ID No. 1324/0614	My Commission Expires: 5/8/2024

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.

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Real Estate Sales Validation Form

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

Mailing Address 100 Azie Monton Road, #1105 Austin, Texas 78704 Alabaster, Alabama 35007	Grantor's Name	Scott Royal Smith, Trustee of the 1036 Caribbea	n Circle Trust Grantee's Name	Kalmer Delton Hendry and Laura Beth Hendry	
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Date 09/22/2023 Print Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust	Date 09/22/2023	<u>3</u>	Print Scott Royal Smith, Trustee o	f the 1036 Caribbean Circle Trust	
Unattested Sign AA	Linattaatad		Sian AA		
Unattested Sign (Verified by) Sign (Grantor) Grantee/Owner/Agent) circle one	Unallested	(verified by)		e/Owner/Agent) circle one	

Form RT-1