



20110713000203090 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/13/2011 10:57:56 AM FILED/CERT

After recording return to:  
William H. Halbrooks  
#1 Independence Plaza, Suite 704  
Birmingham, AL 35209

FRS File No.: 649266

Customer File No.: SF100286

### WARRANTY DEED

THE STATE OF Alabama }  
COUNTY OF Shelby }

(\$461,500.00)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Sixty-one Thousand, Five Hundred and no/100-- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Karen E. Carter and Richard C. Carter, Jr., wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Paul Alan Brady

of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 80, according to the Amended Map of Cove at Greystone Phase 1, as recorded in Map Book 26, pages 39 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1313 Cove Lake Circle, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 464,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 7th day of July, 2010.

Karen E. Carter (Seal)  
Karen E. Carter

Richard C. Carter, Jr. (Seal)  
Richard C. Carter, Jr.

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen E. Carter, married to Richard C. Carter, Jr. (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 7th day of July, 2010.

Robin Cannon Waller (Seal)  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 24, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
My Commission Expires


THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard C. Carter, Jr. married to Karen E. Carter (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 7th day of July, 2010.

Robin Cannon Waller (Seal)  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 24, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
My Commission Expires

This document prepared by: Dianne Buss, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

  
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