



20130620000253970 1/2 \$101.00  
Shelby Cnty Judge of Probate, AL  
06/20/2013 02:14:22 PM FILED/CERT

13-9348

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
Safe Future Birmingham, LLC  
  
137 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244

### WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State Of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty-Six Thousand and 00/100 Dollars (\$86,000.00)\* to the undersigned Grantor, Mandy Young Carter, A MARRIED WOMAN (hereinafter referred to as Grantor, whose mailing address is 2397 LAKE DEBRA DRIVE, ORLANDO, FL 32835), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Safe Future Birmingham, LLC, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 85, ACCORDING TO THE SRUVEY OF CHASE CREEK TOWNHOMES, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 160, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS IS NOT THE HOMESTEAD OF MANDY YOUNG CARTER OR HER SPOUSE.  
MANDY YOUNG AND MANDY YOUNG CARTER ARE ONE AND THE SAME PERSON.

Property address: ~~155~~ Chase Creek Cir, Pelham, AL 35124

133 ~~152~~

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Alabama Power Company by instrument 1995/13743
5. Mineral and mining rights and rights incident thereto recorded in Instrument 1995/12819
6. Right of way to City of Pelham recorded in Volume 341 page 725

Shelby County, AL 06/20/2013  
State of Alabama  
Deed Tax: \$86.00

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 29th day of May, 2013.

Mandy Young Carter  
Mandy Young Carter

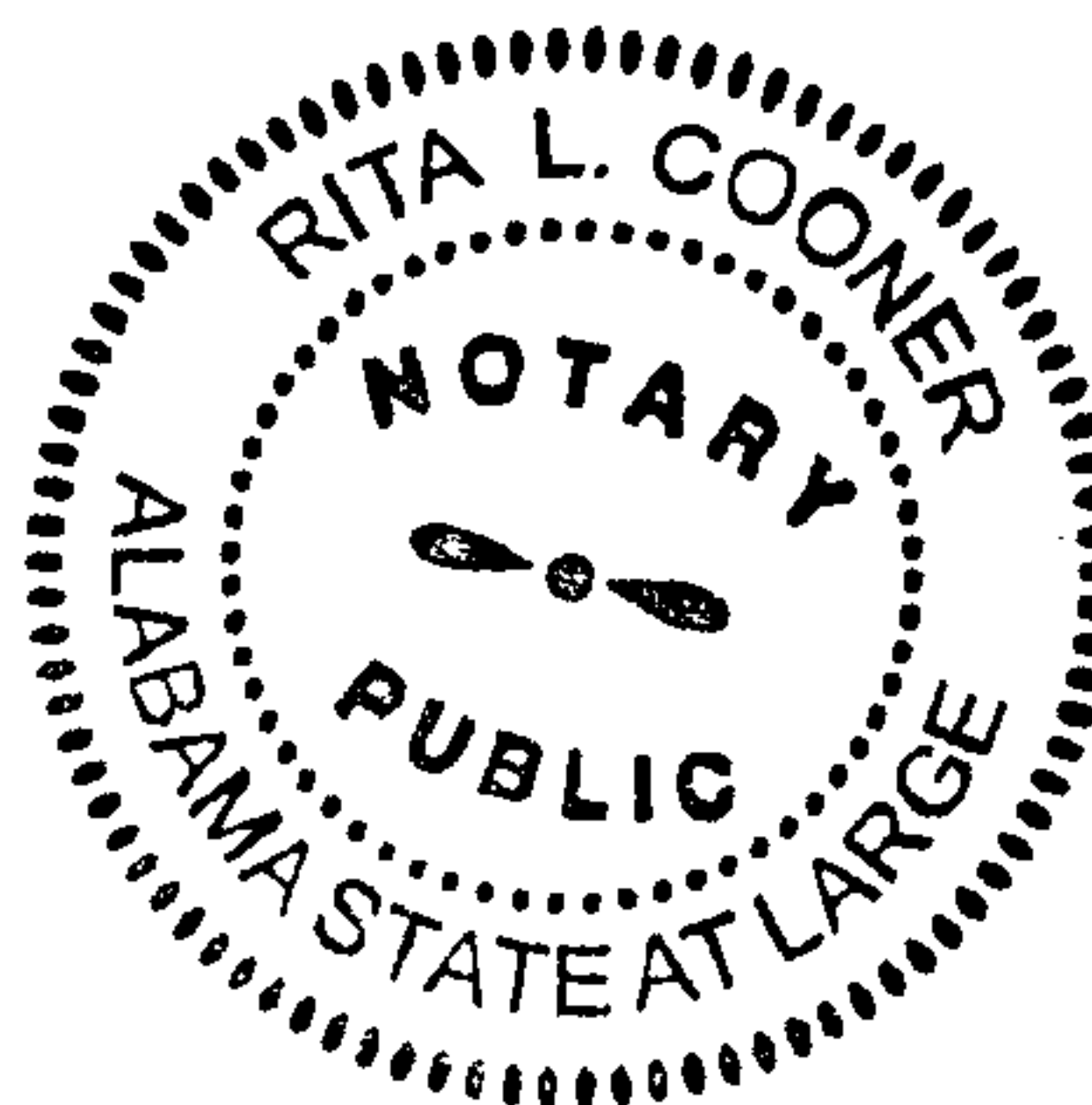
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mandy Young Carter, A MARRIED WOMAN 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2013.

Rita L. Cooner  
NOTARY PUBLIC

My Commission Expires: 7/27/14



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