

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Shamrock Development, Inc.
3280 Highway 31 N.
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One dollar and no/100 (\$1.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Rhonda Carter, an unmarried woman, Clinton E. Carter, a married man and Michelle McGraw, a married woman, being the Heirs at Law of Gary E. Carter, deceased, who was the President/Secretary of Gary E. Carter Builders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shamrock Development, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 229, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

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

Gary E. Carter died on or about October 12, 2013.

This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or 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 I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor, has hereunto set my hand and seal this 7th day of February, 2014.

Rhonda Carter
Rhonda Carter

Clinton E. Carter
Clinton E. Carter

Michelle McGraw
Michelle McGraw

Shelby County, AL 02/11/2014
State of Alabama
Deed Tax: \$143.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Rhonda Carter, an unmarried woman, Clinton E. Carter, a married man and Michelle McGraw, a married woman, being the Heirs at Law of Gary E. Carter, deceased, who was the President/Secretary of Gary E. Carter Builders, Inc.,** 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 this conveyance, they, as such heirs and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 7th day of February, 2014.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017

Stephanie Jones
Notary Public
My Commission Expires: 02-12-2017

Real Estate Sales Validation Form

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

Grantor's Name Rhonda Carter, Clinton E. Carter
Mailing Address Michelle McGraw
1220 Dunham Lane
Helena, AL 35080

Grantee's Name Shamrock Development, Inc.
Mailing Address 3280 Highway 31 N.
Calera, AL 35040

Property Address Lot 229, Forest Ridge
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 143,100.00

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

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 2/7/14

Print

Stephanie Jones

Sign

Stephanie Jones

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1