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01/30/2017 07:56:05 AM  
DEEDS 1/4

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **MILO C. CARLTON and DEBORAH B. CARLTON, husband and wife**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **MILO C. CARLTON and DEBORAH CARLTON, as Trustees for the Milo and Deborah Carlton Living Trust** dated **January 19, 2017**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

**Lot 18, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.**

**Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.**

**Source of Title: Instrument 20060718000345190**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant

with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we 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 Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

26<sup>th</sup> day of January, 2017.

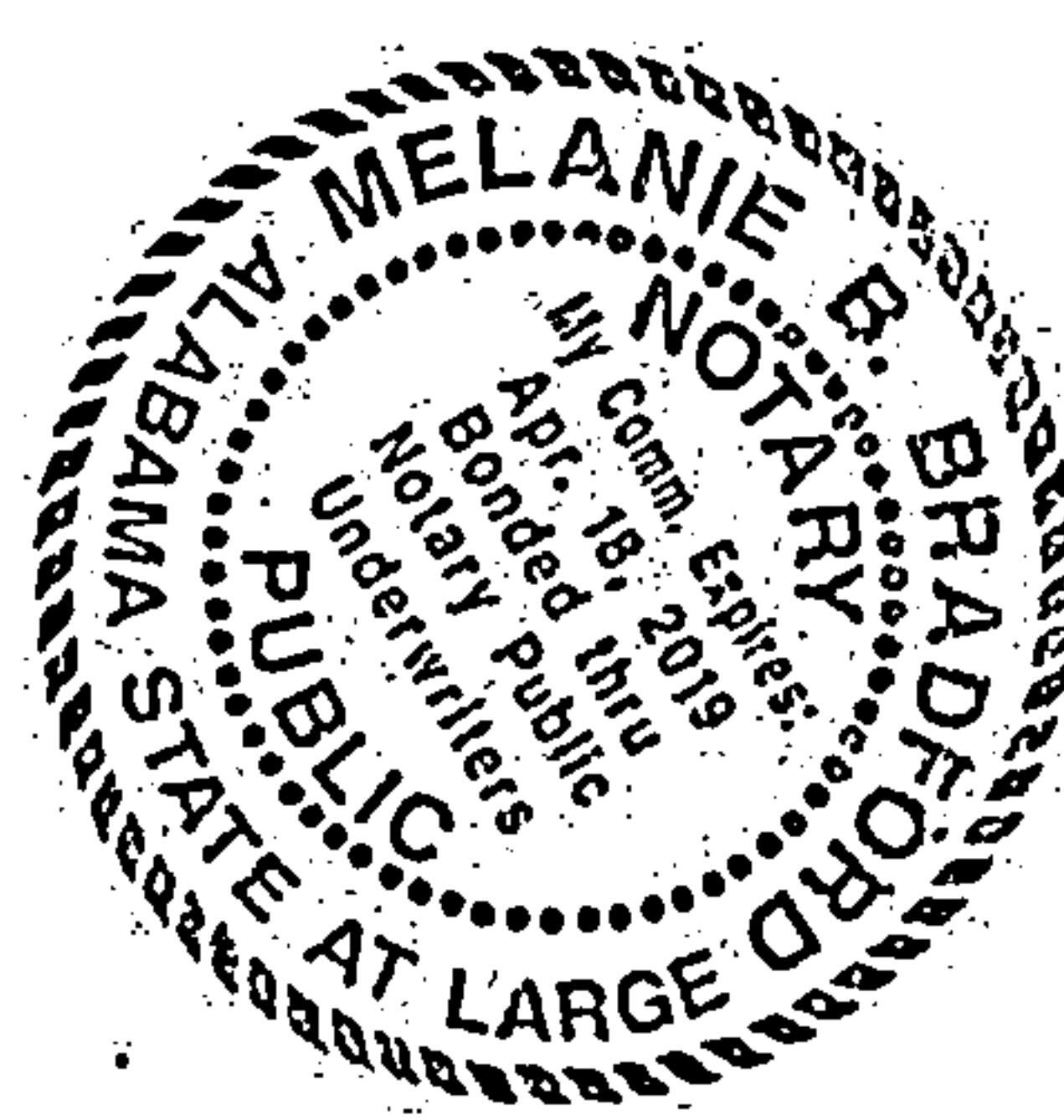
Milo C. Carlton (SEAL)  
MILO C. CARLTON

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that MILO C. CARLTON, 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 official seal, this 26 day of January, 2017.



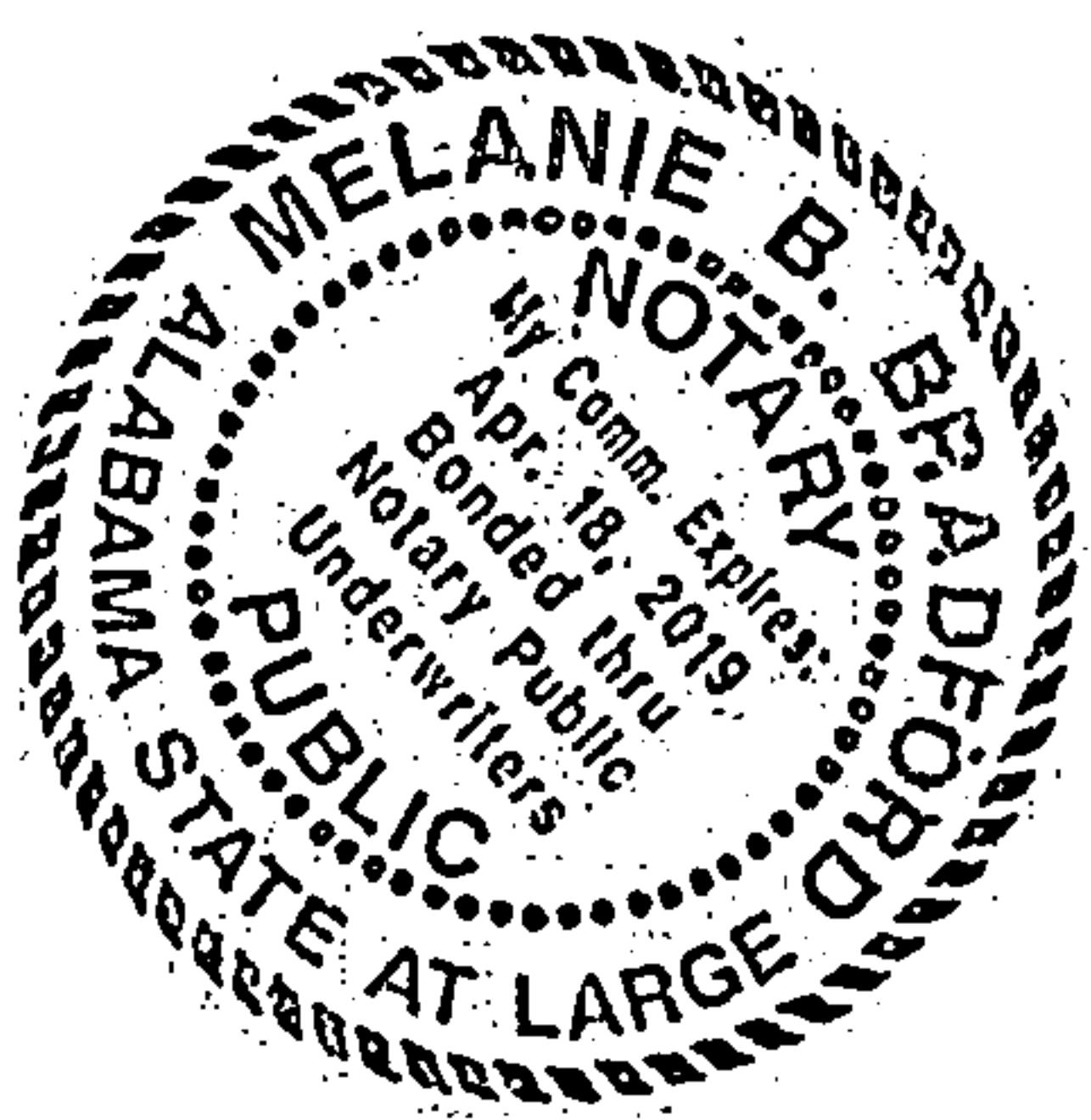
Melanie Bradford  
Notary Public

Deborah B. Carlton  
DEBORAH B. CARLTON

# COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **DEBORAH B. CARLTON**, 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. *[Signature]*

Given under my hand and official seal, this 20<sup>th</sup> day of  
January, 2017.



Melanie Onach

This Instrument was Prepared by:  
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BRADFORD & HOLLIMAN, LL  
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