

Send tax notice to:
TRACEY L. KERR
448 RIVER CREST DRIVE NORTH
HELENA, AL 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017081T

20170403000110850
04/03/2017 11:43:56 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand and 00/100 Dollars (\$194,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SYDNEY M. PALMER CARTER AND LEE CARTER, WIFE AND HUSBAND **whose mailing address** is: PO Box 328 Helena AL 35080 (hereinafter referred to as "Grantors") by TRACEY L. KERR **whose property address** is: 448 RIVER CREST DRIVE NORTH, HELENA, AL, 35080 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2042, Old Cahaba Phase V 5th Addition, as recorded in Map Book 37, Page 53, in the Probate Office of Shelby County, Alabama.

SYDNEY M. PALMER CARTER IS ONE IN THE SAME AS SYDNEY M. PALMER

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
3. Resolutions granted by instrument recorded in Official Records Instrument 20091006000378080, Instrument 20121213000476580 and Instrument 20131205000471840 of the Probate Records of Shelby County, Alabama.
4. Reservations affecting rights in Oil, Gas, or any other minerals lying upon or beneath the lands pursuant to the Instrument recorded in Book 15, Page 415, Book 61, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, in the office of the Judge of Probate at Shelby County, Alabama.
5. Restrictions, covenants, conditions and easements. as contained in as shown on the plat recorded in Map Book 36. Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136, in the office of the Judge at Probate of Shelby County, Alabama.
6. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page
7. 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113, in the office of the Judge of Probate of Shelby County, Alabama.
8. Easement and/or right of way to Shelby county as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the office of the Judge of Probate of Shelby County, Alabama.
9. Rights of the public and the State of Alabama, in any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters

\$194,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators 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 31st day of March, 2017.

Sydney M. Palmer Carter

SYDNEY M. PALMER CARTER
Lee Carter

LEE CARTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SYDNEY M. PALMER CARTER and LEE CARTER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2017.

Charles D. Stewart Jr

Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *30 20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2017 11:43:56 AM
\$19.00 CHERRY
20170403000110850

J. Fuhrmeister