

20180302000067750
03/02/2018 10:22:22 AM
DEEDS 1/2

Send tax notice to:
JOHN ERIC CARTER
2104 LAKE HEATHER WAY
HOOVER, AL, 35242

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

2018060

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Five Hundred Ninety Five Thousand and 00/100 Dollars (\$1,595,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEPHEN M SMITH, A SINGLE INDIVIDUAL **whose mailing address** is: 91620 25TH Bay Street, Norfolk VA 23518 (hereinafter referred to as "Grantors") by JOHN ERIC CARTER AND SAVANNAH CARTER **whose property address** is: 2104 LAKE HEATHER WAY, HOOVER, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES, AS RECORDED IN MAP BOOK 16, PAGE 121 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

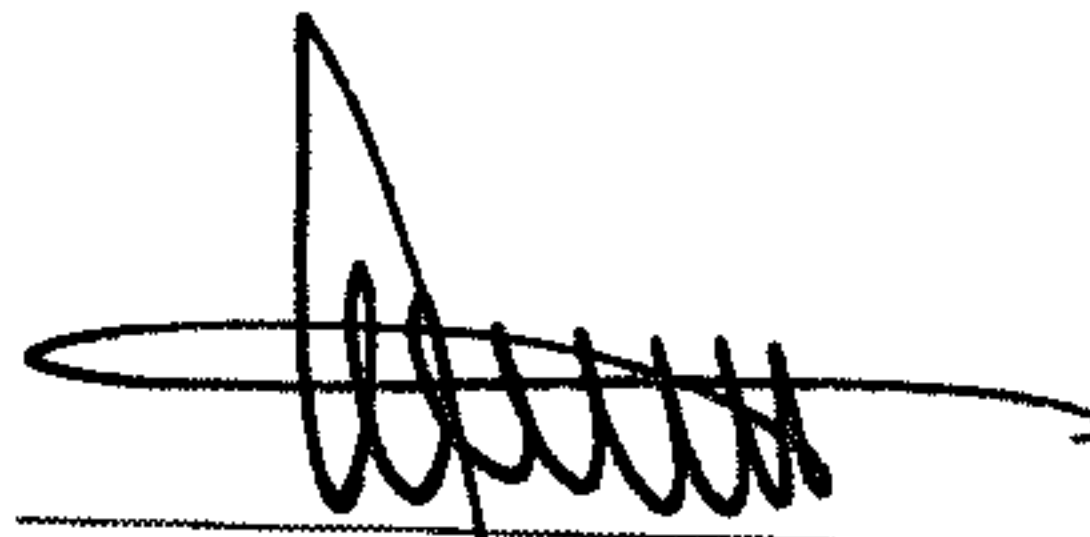
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages
4. Restrictions appearing of record in Inst. No. 1999-13461 and Inst. No. 1992-26078 and amended in Inst. No. 2011-26941.

\$999,999.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$340,000 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.

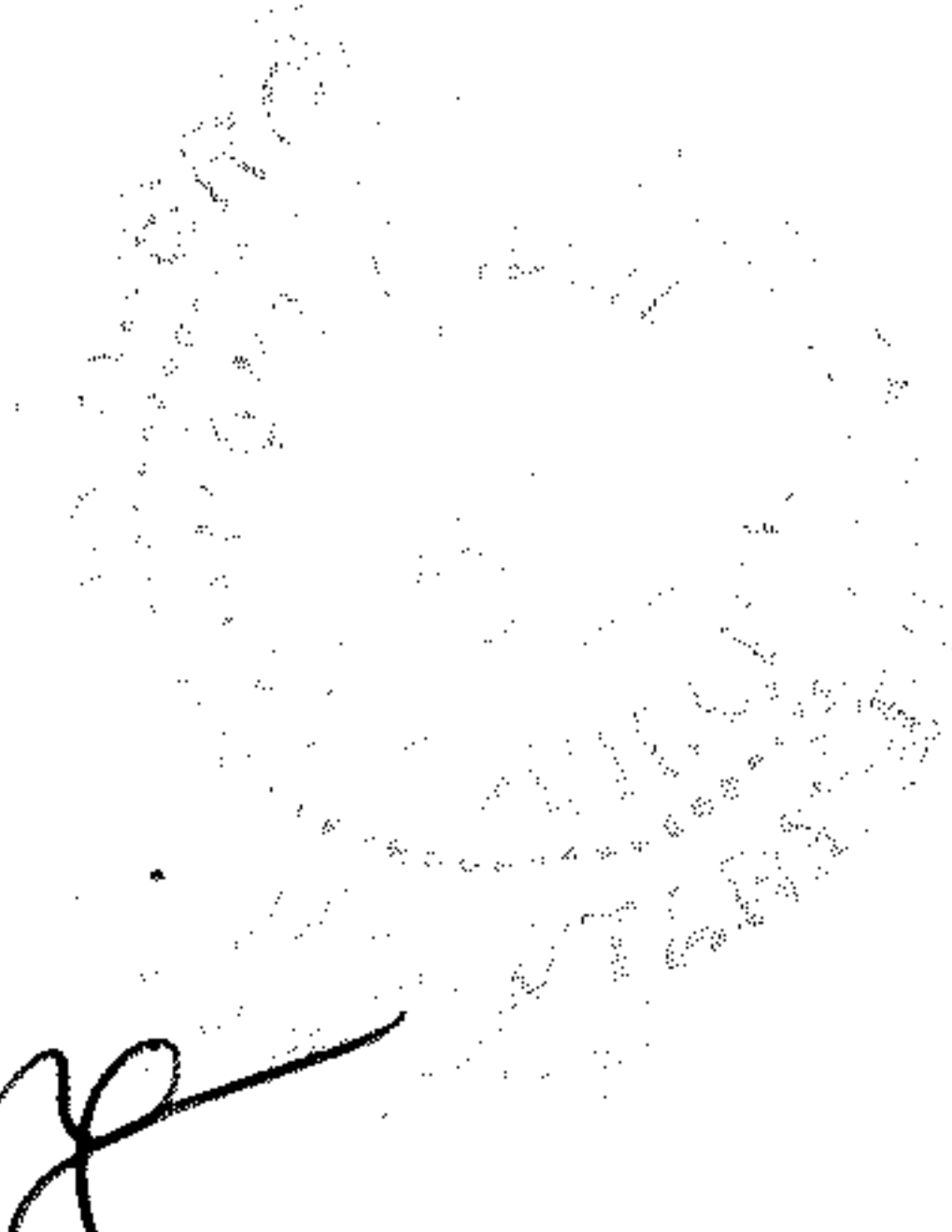
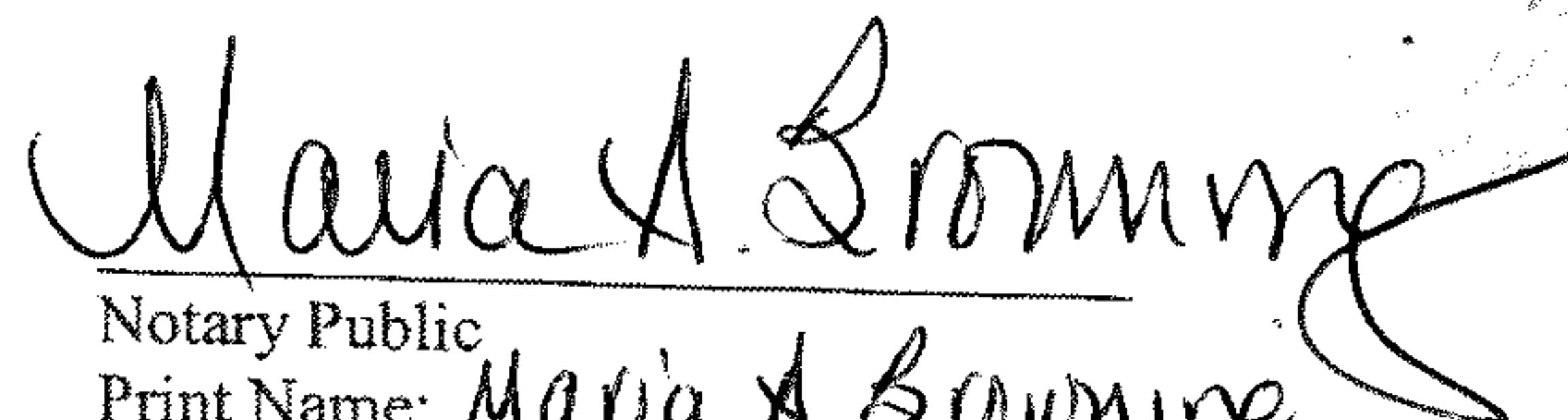
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22 day of February, 2018.


STEPHEN M SMITH

COMMONWEALTH OF VIRGINIA
CITY OF HAMPTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN M SMITH 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 22 day of February, 2018.



Notary Public
Print Name: Maria A Browning
Commission Expires: April 30, 2020
Registration No: 201880



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 10:22:22 AM
\$273.50 JESSICA
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