

20180413000124480
04/13/2018 01:27:26 PM
DEEDS 1/2

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:
Garrick A. McCarty and Lindsay R. McCarty
3342 HWY 39
Chelsea, AL 35043
BHM1800239

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Frances B. Krasco**, an unmarried woman, whose mailing address is: 10 KRASCO ROAD OAK RIDGE NJ (hereinafter referred to as "Grantors"), by **Garrick Allen McCarty and Lindsay Rae McCarty** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, lying North of Chelsea-Calera Road.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2018 01:27:26 PM
\$19.00 JESSICA
20180413000124480

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official record text.

IN WITNESS WHEREOF, Grantors Frances B. Krasco have hereunto set their signatures and seals on April 10, 2018.

A handwritten signature in black ink, appearing to read "Frances B. Krasco", is written above the printed name.

Frances B. Krasco

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances B. Krasco, 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 10 day of APRIL 2018

(NOTARIAL SEAL)

A handwritten signature in black ink, appearing to read "Marshall H. Johnson", is written above the printed name.

Notary Public

Print Name: MARSHALL H. JOHNSON

Commission Expires: 12.15.20

MARSHALL H. JOHNSON
Notary Public of New Jersey
My Commission Expires December 15, 2020