

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Audra D. Ellison
4910 Cox Cove
Helena, AL 35080

20180911000327000
09/11/2018 03:28:53 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$187,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Wesley Carter and Kinslea Carter, a married couple (the "Grantor", whether one or more), whose mailing address is 3452 Conly Rd, Hoover, AL 35226, do hereby grant, bargain, sell, and convey unto Audra D. Ellison (the "Grantee", whether one or more), whose mailing address is 4910 Cox Cove, Helena, AL 35080, the following-described real estate situated in Shelby County, Alabama, the address of which is 4910 Cox Cove, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$190,272.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Wesley Carter and Kinslea Carter, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 7th day of September, 2018.

Wesley Carter
Kinslea Carter

State of Alabama
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Wesley Carter and Kinslea Carter, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 7th of September, 2018.

Notary Public

Commission Expires: 10/31/2020

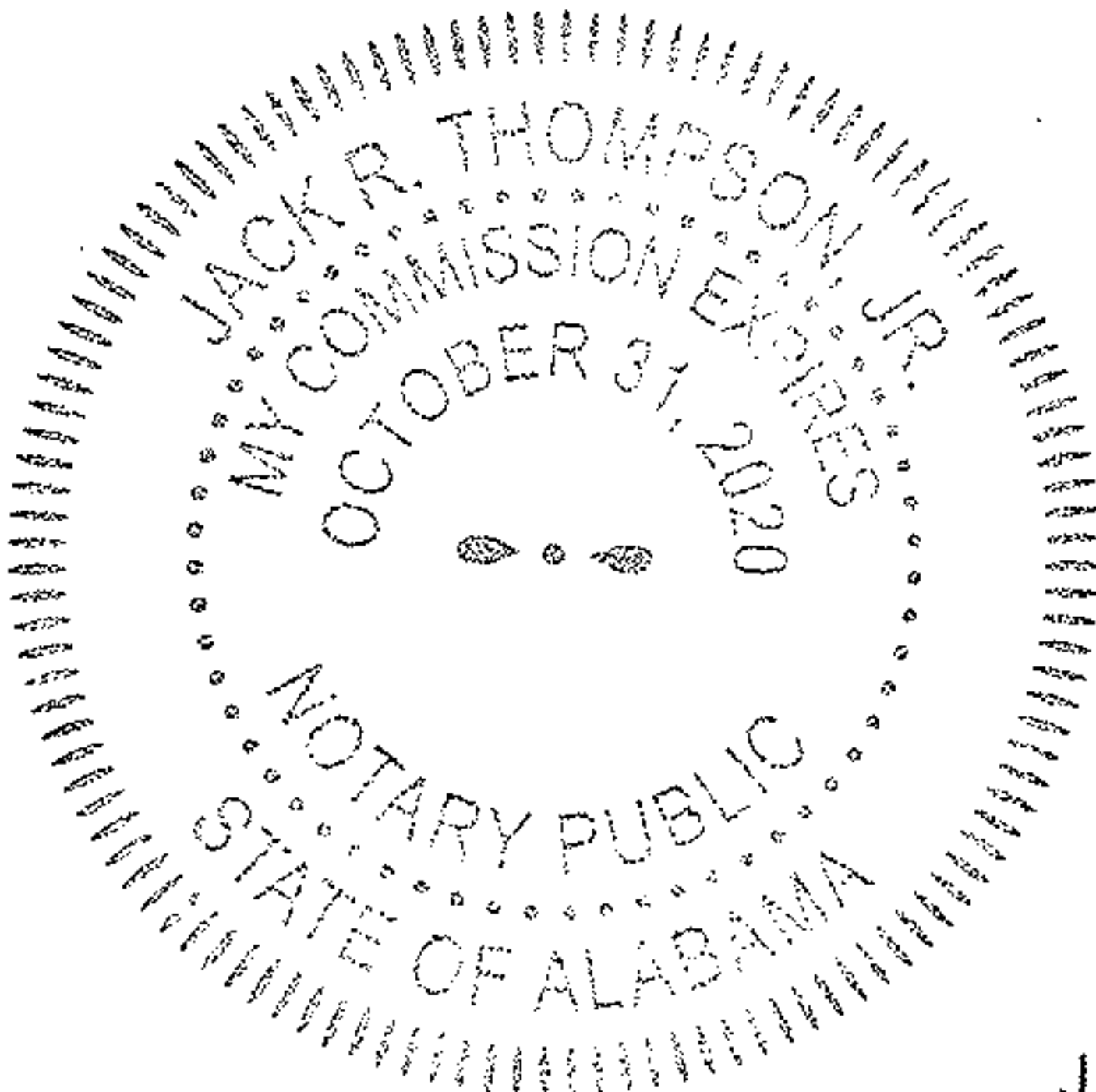


EXHIBIT "A"
Legal Description

Lot 41, Block 1, according to the Survey of Plantation South Third Sector Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2018 03:28:53 PM
\$205.00 CHARITY
20180911000327000

Allen S. Beyl