

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MARY ANGELYN CARTER
139 CRENSHAW ROAD
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, MARY ANGELYN CARTER, a widowed woman, SHANNON CARTER BASINI, a married woman, AUDREY TAYLOR CARTER, an unmarried woman, and KACI JAYE CARTER, an unmarried woman, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MARY ANGELYN CARTER, SHANNON CARTER BASINI, AUDREY TAYLOR CARTER, and KACI JAYE CARTER, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Begin at the Southeast corner of the SE 1/4 of SW 1/4, Section 14, Township 20 South, Range 1 West; thence run north 700 feet; thence turn an angle of 121 deg. 17 min. to the left and run a distance of 618.18 feet to a point on Crenshaw Road; thence turn an angle of 113 deg. 03 min. to the left and run along said Crenshaw Road a distance of 650.0 feet to the point of beginning, being situated in the SE 1/4 of SW 1/4, Section 14, Township 20 South, Range 1 West.

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


The above named Grantors are the sole heirs at law of Timothy J. Carter who died on January 27, 2018. Timothy J. Carter was the Grantee in that certain deed recorded, Instrument Number: 20120730000275910.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantors and/or their respective spouses.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that we am free from all encumbrances unless otherwise noted above; 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 28th day of JUNE, 2019.


20190702000237940 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
07/02/2019 03:27:03 PM FILED/CERT

Shelby County, AL 07/02/2019
State of Alabama
Deed Tax: \$106.00

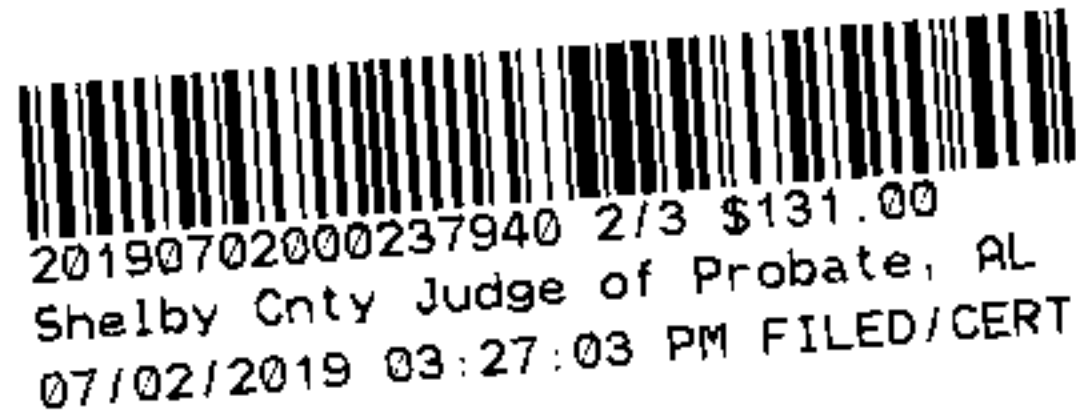
 (L.S.)
MARY ANGELYN CARTER

 (L.S.)
SHANNON CARTER BASINI

 (L.S.)
AUDREY TAYLOR CARTER

 (L.S.)
KACI JAYE CARTER

STATE OF ALABAMA)
Shelby COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY ANGELYN CARTER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of JUNE, 2019.

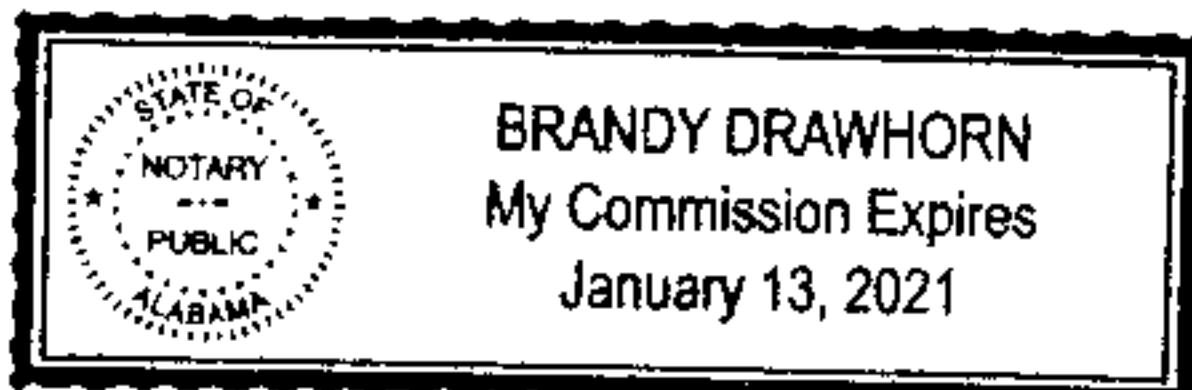


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHANNON CARTER BASINI, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of JUNE, 2019.

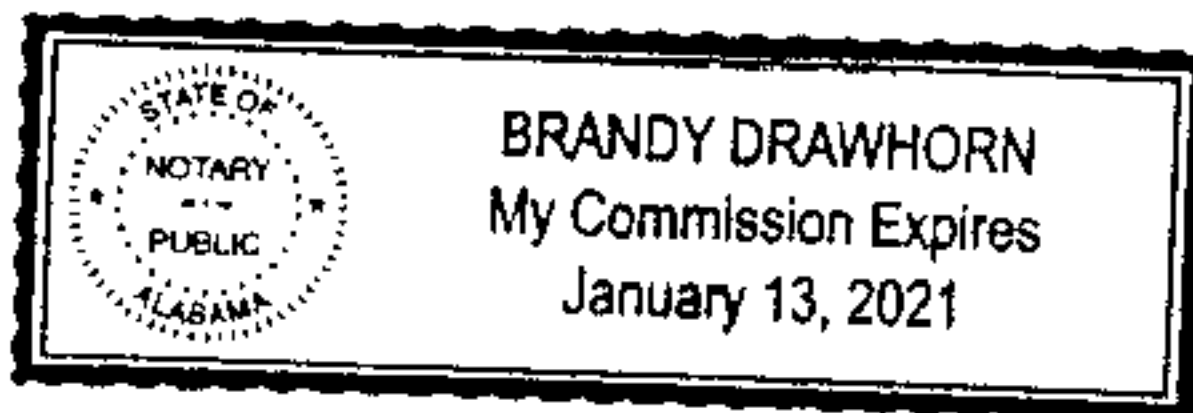


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AUDREY TAYLOR CARTER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of JUNE, 2019.

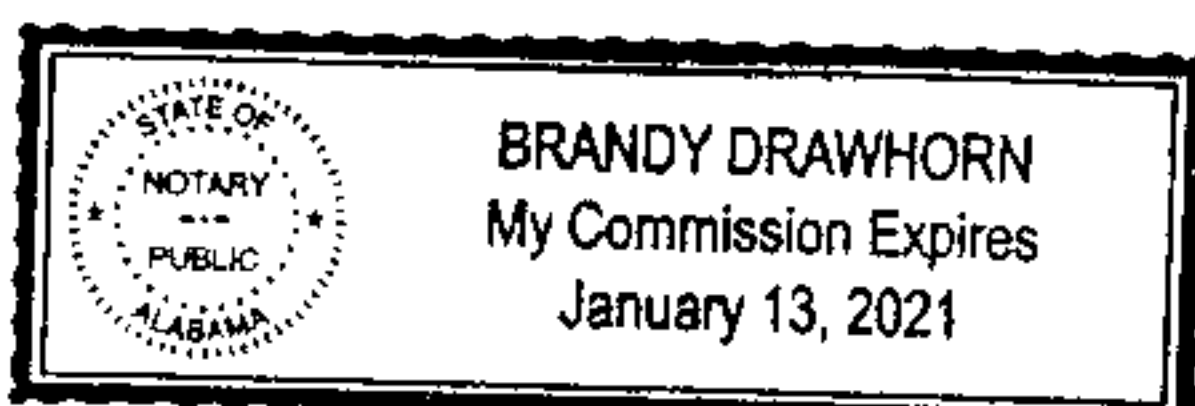


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KACI JAYE CARTER 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of JUNE, 2019.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

Grantor's Name:
MARY ANGELYN CARTER
SHANNON CARTER BASINI
AUDREY TAYLOR CARTER
KACI JAYE CARTER

Mailing Address:
139 Crenshaw Road
Columbiana, AL 35051

Property Address:
139 Crenshaw Road
Columbiana, AL 35051


☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
MARY ANGELYN CARTER
SHANNON CARTER BASINI
AUDREY TAYLOR CARTER
KACI JAYE CARTER

Mailing Address:
139 Crenshaw Road
Columbiana, AL 35051

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value \$106,000

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR


20190702000237940 3/3 \$131.00
Shelby Cnty Judge of Probate, AL
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