

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
66332122

5226701 ② WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
454 Eaton Road
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **MYRTICE A. CARR**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **MYRTICE A. CARR, KATHERINE A. CHANCE, and TIMOTHY J. CARR, Trustees or their successors in Trust under THE CARR LIVING TRUST, DATED FEBRUARY 24, 2010, AND ANY AMENDMENTS THERETO**, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 12, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office, Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20191112000418300

Parcel ID Number: 09 3 05 0 004 012.000

Commonly Known As: 454 Eaton Road, Birmingham, AL 35242

Fair Market Value: \$261,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. A survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 25th day of October, 20 19.

GRANTOR:

Myrtice A. Carr
MYRTICE A. CARR

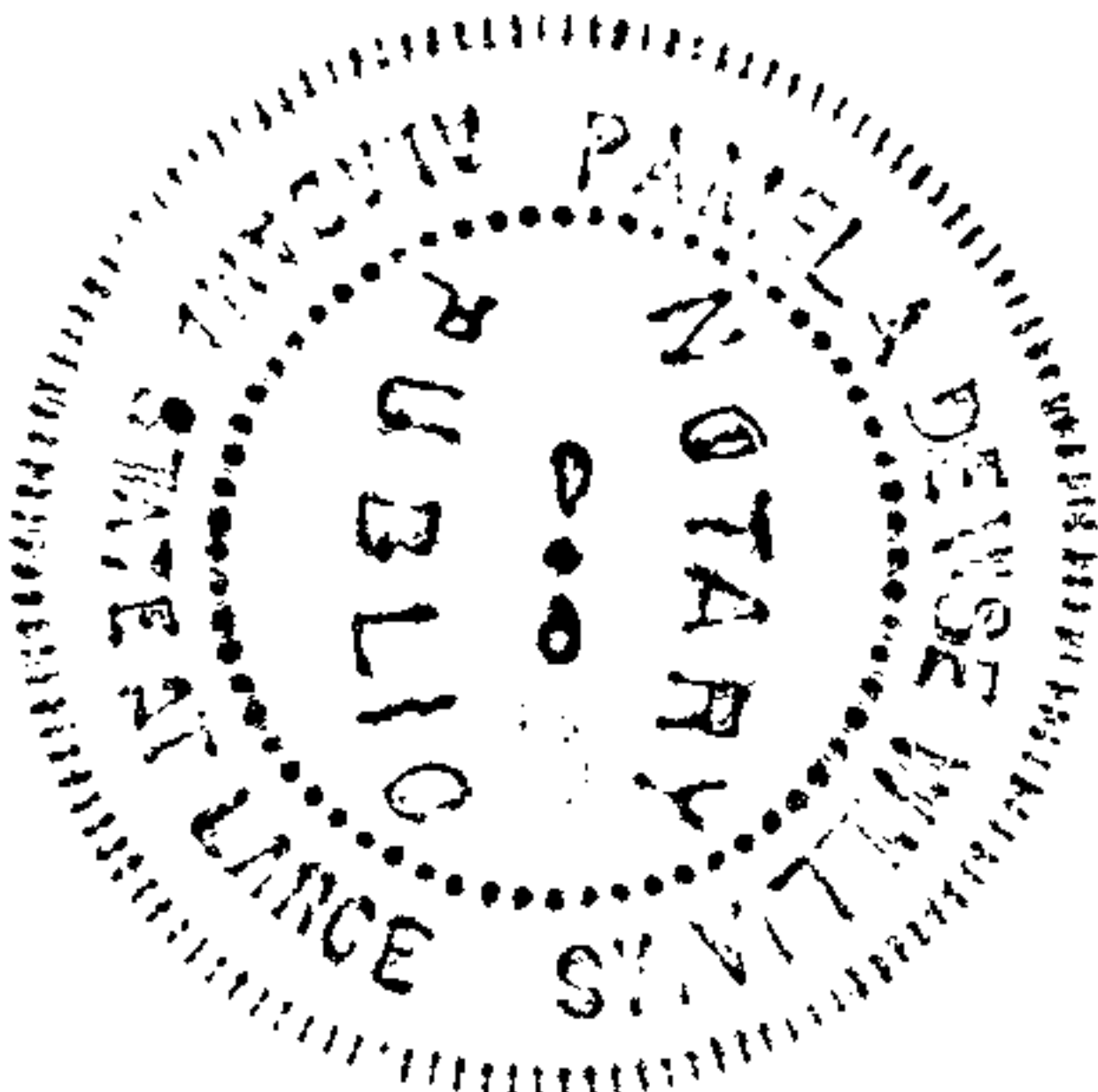
STATE OF Alabama)
COUNTY OF Shelby)

I, Pamela Denise Williams, a Notary Public for the State of Alabama, do hereby certify that **MYRTICE A. CARR**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of October, 20 19.

(NOTARY SEAL)

Pamela Denise Williams
Notary Public Pamela Denise Williams
My commission expires: May 1, 2021



This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2019 02:09:23 PM
\$286.00 CHERRY
20191202000444840

Allie S. Beal