

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Patricia Danielle Carver  
2202 Village Lane  
Calera, AL 35040

**GENERAL WARRANTY DEED**

**20200501000172440**  
**05/01/2020 03:20:10 PM**  
**DEEDS 1/3**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifty-Four Thousand And No/100 Dollars (\$154,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Darlene Williams, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patricia Danielle Carver (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 289-A, according to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$155,555.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30<sup>th</sup> day of April, 2020.

Darlene Williams  
Darlene Williams

STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darlene Williams whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30<sup>th</sup> day of April, 2020.

Courtney Snow Carter  
Notary Public  
My commission expires:



