

2023 =
Tax @ 1.00

26.00

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05/29/2020 03:36:17 PM
DEEDS 1/2

This Instrument was Prepared by:
Ada Carter
114 Rolling Meadows Lane
Vincent, AL 35178

Send Tax Notice To: Brandon W. Kohl
110 Rolling Meadows Lane
Vincent, AL 35178

WARRANTY DEED

State of Alabama)
Shelby County) Know All Men by These Presents:

That in consideration of the sum of Eighteen Thousand Dollars and No Cents (\$18,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ada Carter, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Brandon W. Kohl (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Purchase money mortgage in the amount of \$167,757.00 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of May, 2020.

Ada Carter
Ada Carter

State of Alabama)
Shelby County) General Acknowledgment

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Ada Carter, a single woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of May, 2020.

Jason Ingram
Notary Public, State of Alabama Jason Ingram
Printed Name of Notary My Commission Expires
My Commission Expires: June 21, 2023



