

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB 1510

Bradford L. Taylor
2082 Old Cahaba Pl
Helena AL 35080

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Justin Carter and Jennifer Carter, a married couple** whose mailing address is: 303 Westbury Lane, Florene, AL 35630 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bradford L. Taylor and Amy M. Taylor** whose mailing address 2082 Old Cahaba Place, Helena, AL 35080, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 2082 Old Cahaba Place, Helena, AL 35080 to wit:

Lots 53A & 53B, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Probate Office of Shelby County, Alabama.
BEING ONE AND THE SAME AND PREVIOUSLY DESCRIBED AS:

Lot 53A, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Probate Office of Shelby County, Alabama.

NOTE: THIS CORRECTED DESCRIPTION CURES THE ERRONEOUS DESCRIPTIONS SHOWN ON PREVIOUS DEEDS RECORDED AS:

Instrument No. 20150529000177560;

Instrument No. 20080729000305080

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$215,033.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 31st day of March, 2020.

Justin Carter

STATE OF Alabama

Lauderdale County ss:

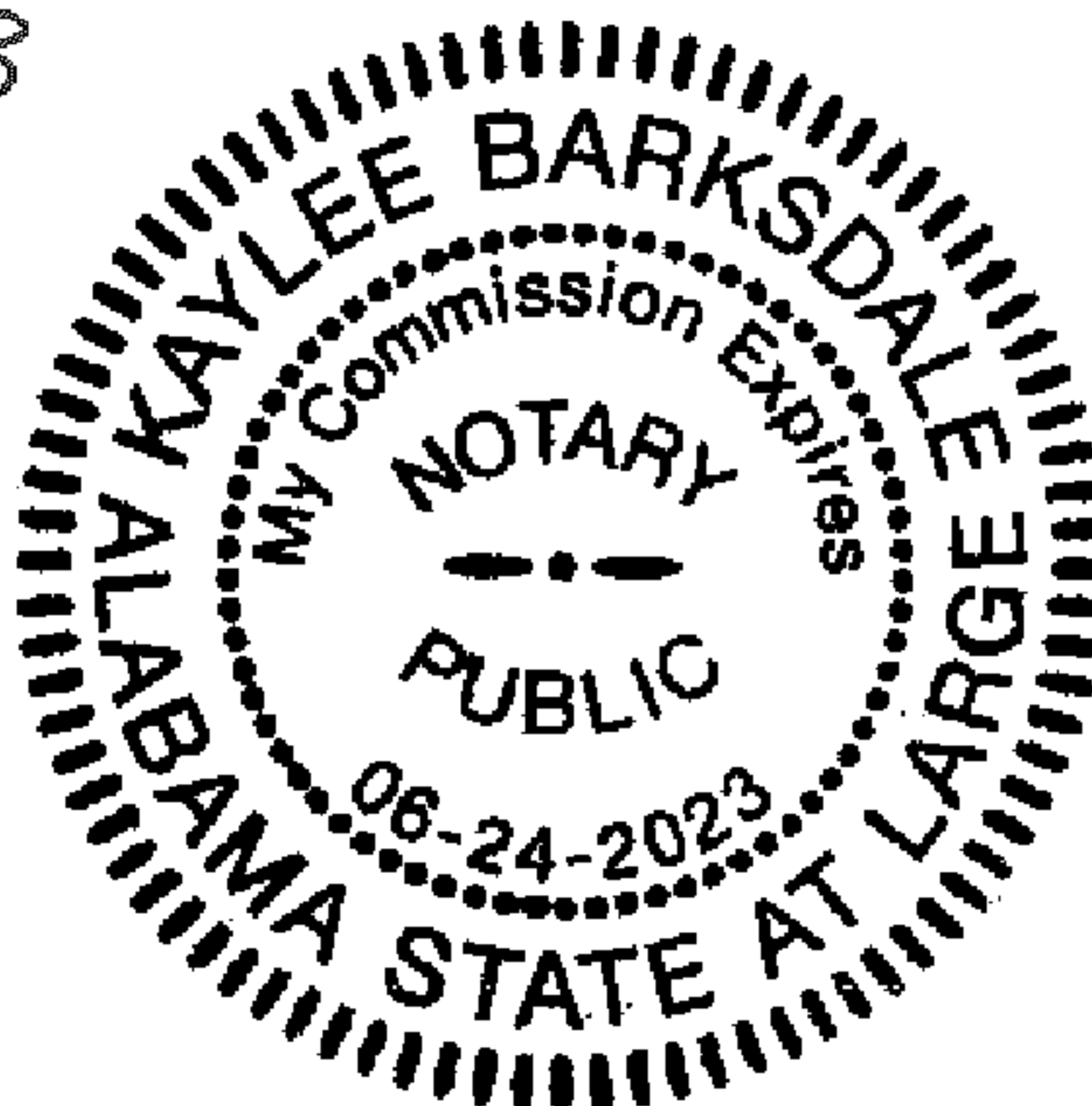
I, Kaylee Barksdale, a Notary Public in and for said county in said state, hereby certify that **Justin Carter** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of March, 2020

My Commission Expires: 06/24/2023

Kaylee Barksdale
Notary Public

(S E A L)




Jennifer Carter

STATE OF Alabama Jefferson County ss:

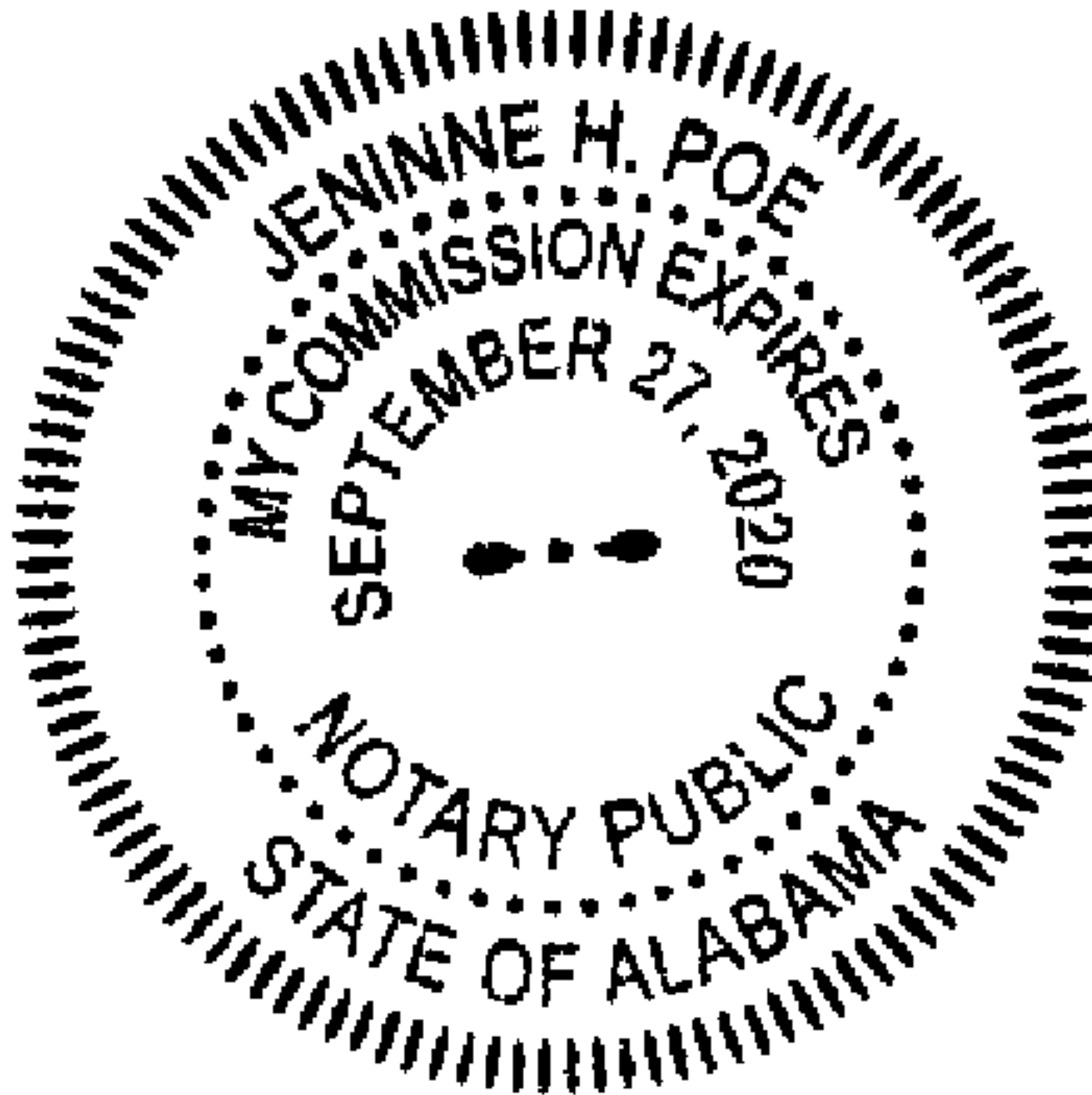
Jennifer H. Po, a Notary Public in and for said county in said state, hereby certify that **Jennifer Carter** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of March, 2020

My Commission Expires: 9-27-2020


Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2020 03:10:36 PM
\$32.00 JESSICA
20200601000219510

Allie S. Bayl