

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Caroline Homes & Investments, LLC
4385 Heritage View Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Thousand and No/00 Dollars (\$70,000.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Elsie Carter, unmarried, individually, and Elsie Carter as Personal Representative in the Estate of Luther Carter, Probate Case #PR-2019-000362 (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Caroline Homes & Investments, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 successors and assigns, and 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, successors and assigns forever, against the lawful claims of all persons.

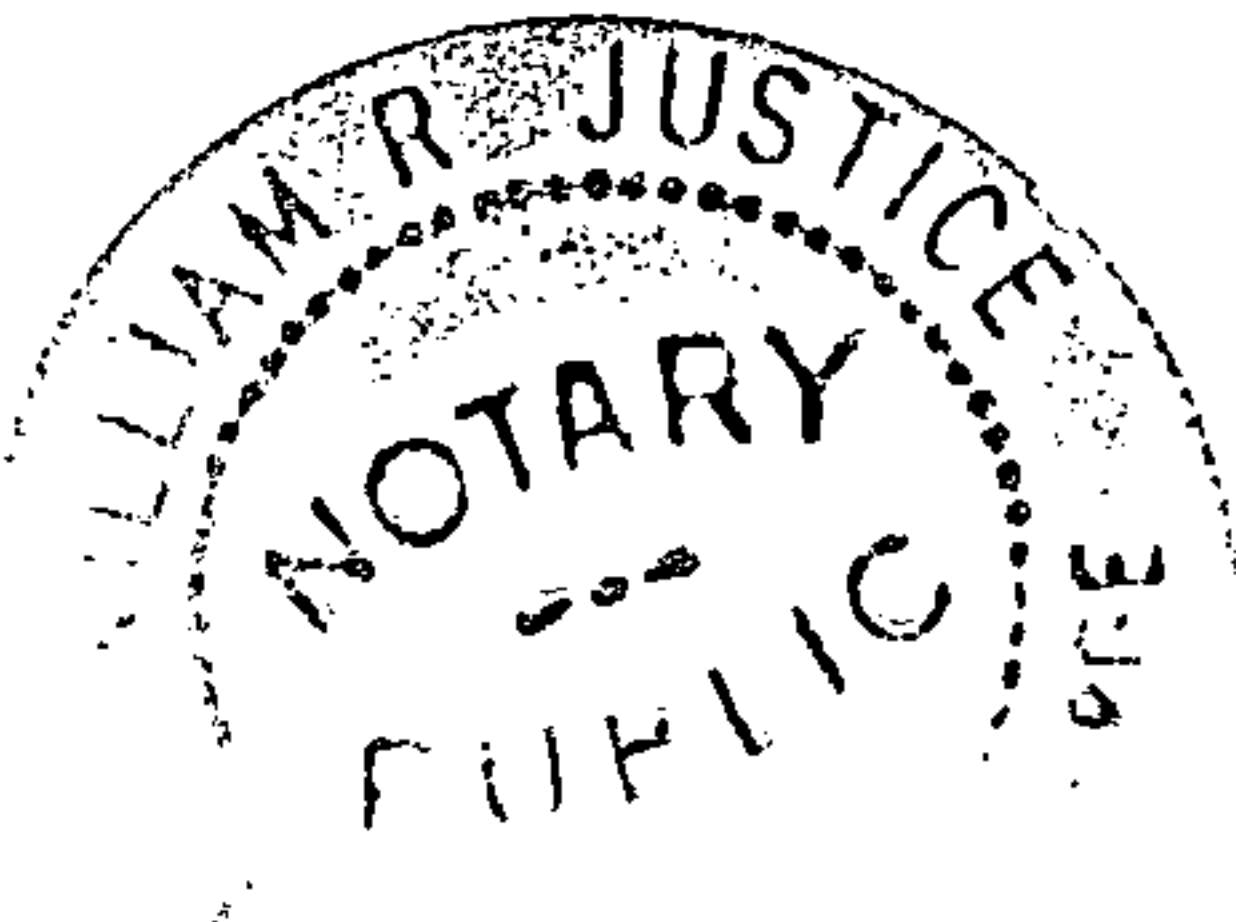
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of September, 2020.

Elsie Carter
Elsie Carter, Individually and as Personal
Representative in the Estate of Luther Carter
Case #PR-2019-000362

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elsie Carter, Individually and as Personal Representative in the Estate of Luther Carter, Case #PR-2019-000362, who 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 21st day of September, 2020.



William R. Justice
Notary Public
My Commission Expires: 9-12-23

Shelby County, AL 09/22/2020
State of Alabama
Deed Tax: \$70.00

20200922000426090 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
09/22/2020 01:57:48 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of Section 1, Township 22 South, Range 1 West go North 03 deg. 00 min. 00 sec. West a distance of 2640.45 feet, thence South 85 deg. 30 min. 26 sec. West a distance of 1306.44 feet to an iron; thence North 40 deg. 40 min. 52 sec. West a distance of 869.44 feet to an iron; thence North 44 deg. 58 min. 48 sec. West a distance of 85.07 feet; thence right along the arc of a curve to the right which has a radius of 5174.49 feet, a delta angle of 03 deg. 35 min. 46 sec. and a chord bearing North 43 deg. 10 min. 55 sec. West a distance along the arc of 324.77 feet to an iron for a point of beginning; thence continue along the arc of said curve a distance of 250.58 feet to an iron; thence South 52 deg. 25 min. 10 sec. West a distance of 409.63 feet to an iron on the Northeasterly right of way line of an 80 foot wide railroad right of way; thence South 23 deg. 08 min. 40 sec. East a distance of 176.69 feet to the beginning of a curve to the right which has a radius of 1915.33 feet, a delta angle of 01 deg. 13 min. 15 sec. and a chord bearing South 22 deg. 32 min. 03 sec. East a distance along the arc of said curve 40.81 feet to an iron; thence North 57 deg. 12 min. 45 sec. East a distance of 476.50 feet to the point of beginning. Lying in the North 1/2 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

E.C.



20200922000426090 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
09/22/2020 01:57:48 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Elsie Carter
Mailing Address 707 Egg & Butter Road
Columbiana, AL 35051

Grantee's Name: Caroline Homes & Investments, LLC
Mailing Address: 4385 Heritage View Rd
Birmingham AL 35242

Property Address: 1670 Hwy 47 So.
Columbiana, AL

Date of Sale 9-21-2020
Total Purchase Price \$ 70,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 9-21-2020

Sign Elsie Carter
(Grantor/Grantee/Owner/Agent) circle one
Print Elsie Carter

☐ Unattested

(Verified by)

Form RT-1

