

Send tax notice to: Gregory S. Carroll, 1329 Inverness Cove Drive, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Five Thousand and No/100 (\$255,000.00) Dollars, 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 whereof is acknowledged I or we

Larry R. Worden, a single man, whose mailing address is:

1836 KIRKMAN COVE BIRMINGHAM, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Gregory S. Carroll, whose mailing address is:

1329 INVERNESS COVE DR BIRMINGHAM, AL 35242
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1329 Inverness Cove Drive, Birmingham, AL 35242 to-wit**

Lot 142A, according to the Final Plat of the Residential Subdivision of Inverness Cove Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

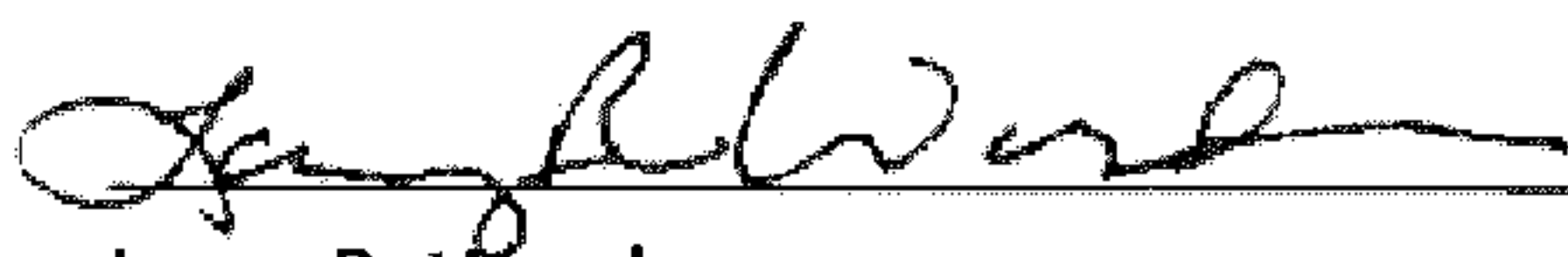
Subject to: All easements, restrictions and rights of way of record.

\$250,381.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 5 day of January 2021.


Larry R. Worden

STATE OF ALABAMA
COUNTY OF JEFFERSON

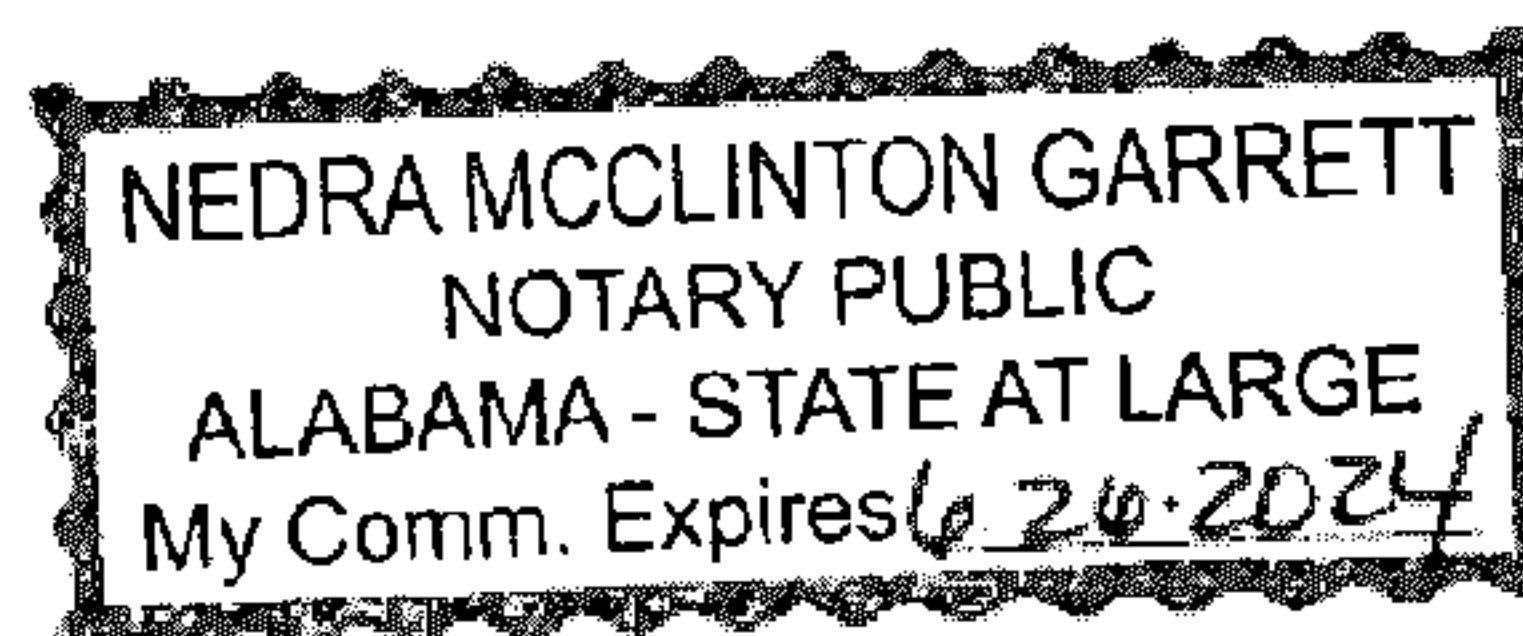
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry R. Worden, a single man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of January 2021.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 11:26:50 AM
\$30.00 JESSICA
20210107000012020

