

Send tax notice to:  
Debra and Michael Carter  
164 Willow Branch Lane  
Chelsea, AL 35043  
CHL2100020

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Richard C. Lewis and Lorrie Jane Lewis, husband and wife**, whose mailing address is:

2038 Flora Pass Place, Kissimmee, FL 34747  
(hereinafter referred to as "Grantor"), by **Debra Carter and Michael Carter, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 148, according to the Survey of Willow Branch Subdivision Second Sector, as recorded in Map Book 48, Page 35, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

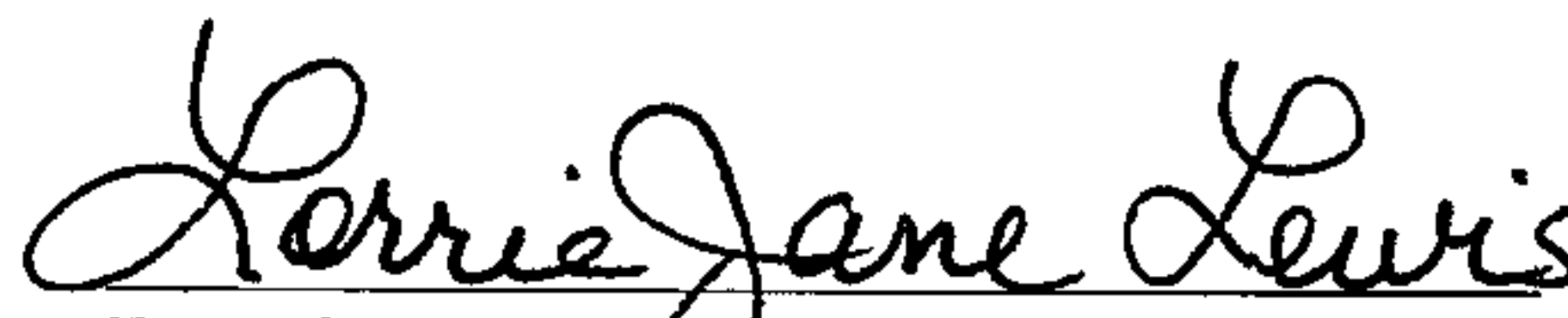
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 10<sup>th</sup>  
day of February, 2021.



Richard C. Lewis

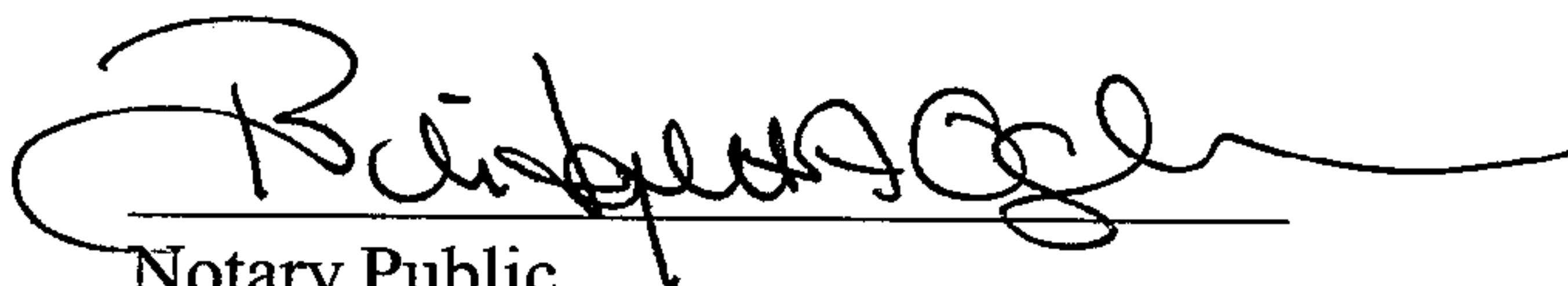


Lorrie Jane Lewis

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Lewis and Lorrie Jane Lewis, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

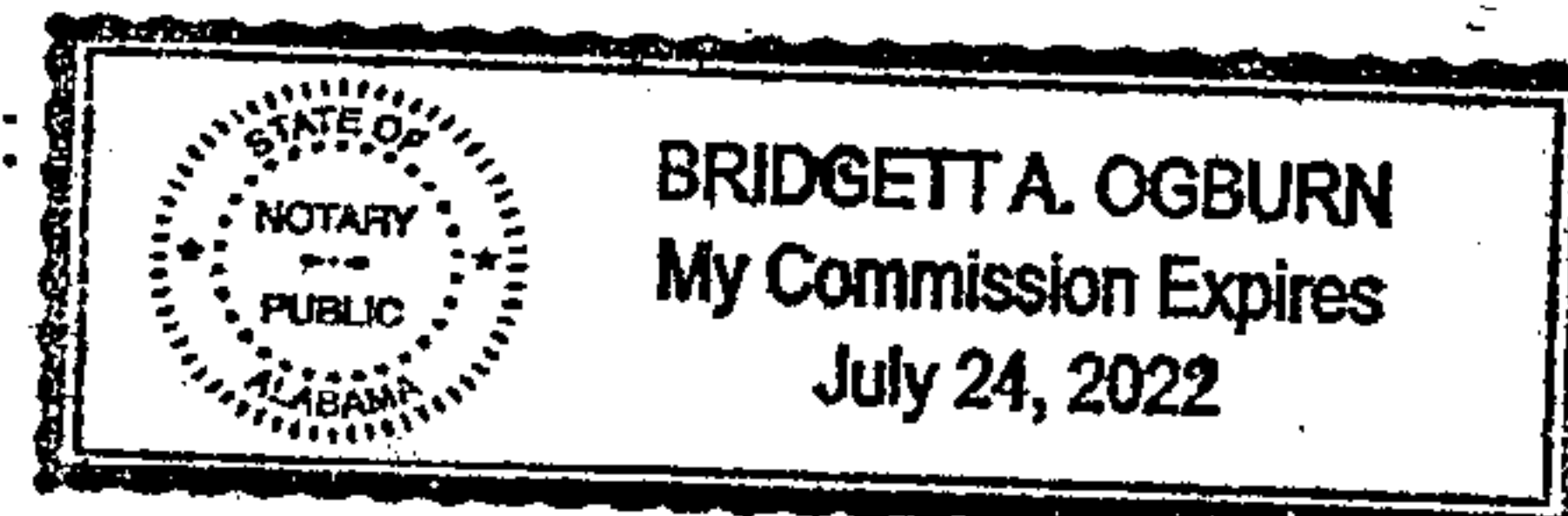
Given under my hand and official seal this, the 10<sup>th</sup> day of February, 2021.



Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/23/2021 08:45:44 AM  
\$395.00 CHERRY  
20210223000089000

*Allen S. Bayl*