



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2021 10:29:25 AM
 \$233.00 CHARITY
 20210322000142120

20210322000142120
 03/22/2021 10:29:25 AM
 DEEDS 1/1

Allen S. Boyd

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Sara Helms McCarty
4026 Milner Way
Birmingham AL 35242
 (Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
 STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Ten Thousand and 00/100--- (\$210,000.00) Dollars,
 (One half of the appraised value),
 To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
 whereof is acknowledged, I or we

Sara Helms McCarty and Douglas Allen McCarty, a married couple
 (whose address is the property address)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Sara Helms McCarty and Douglas Allen McCarty
 (whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
 estate situated in Shelby County, Alabama to-wit:

Lot 109, according to the Survey of the Final Plat of Greystone Farms, Milner's Crescent Sector, Phase 2, as
 recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama; being situated in
 Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

Note: Sara Ellen Helms and Sara Helms McCarty is one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
 survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless
 the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event
 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if
 one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 15th
 day of March , 2021.

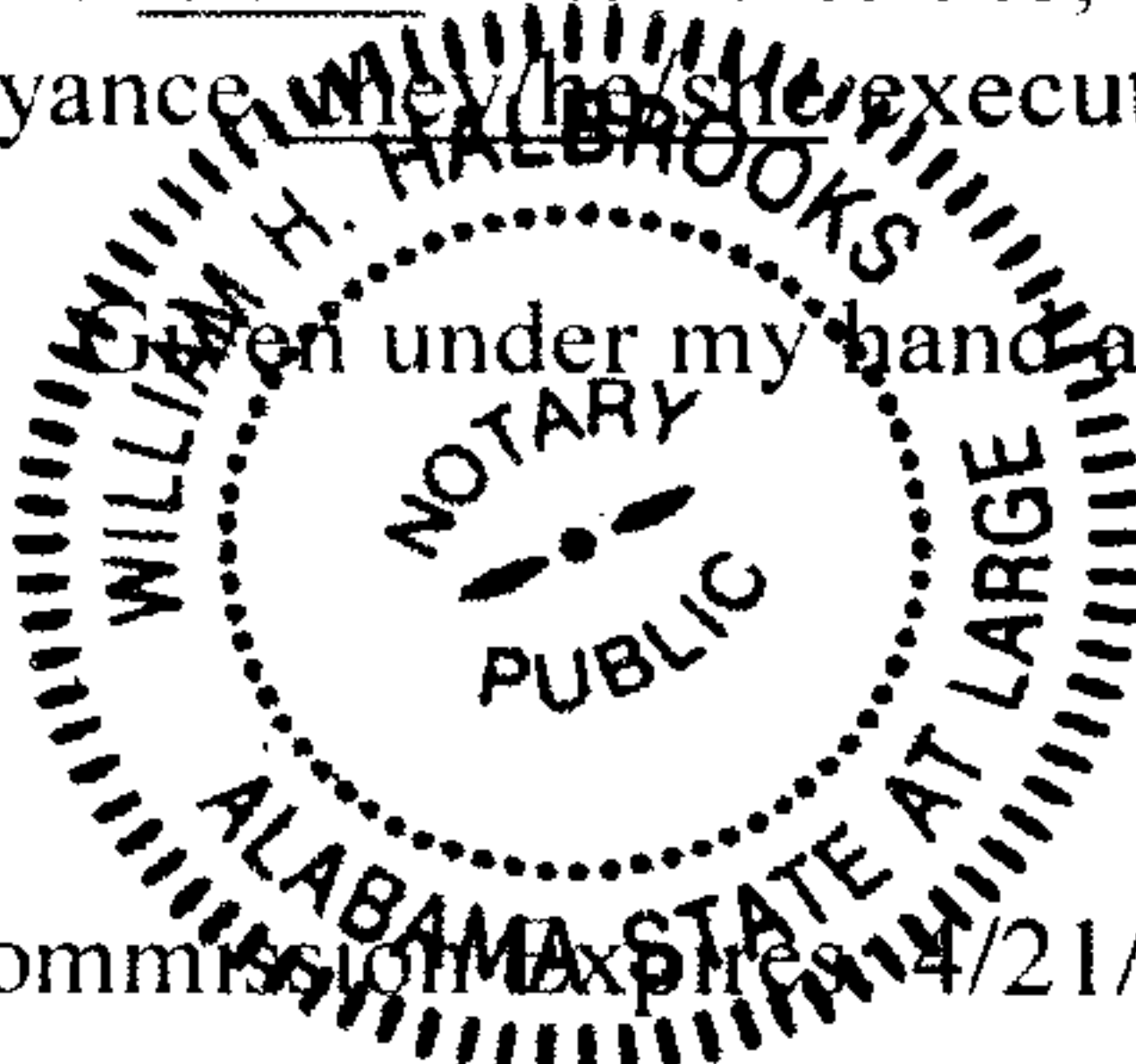
Sara Helms McCarty (Seal)
 Sara Helms McCarty

Douglas Allen McCarty (Seal)
 Douglas Allen McCarty

STATE OF Alabama)
)
 COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Sara Helms McCarty and Douglas Allen McCarty , whose name(s) 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 the
 conveyance, they have executed the same voluntarily on the day the same bears date.



I have signed under my hand and official seal this 15th day of March , A.D., 2021.

My Commission Expires 4/21/2024

William H. Halbrooks
 Notary Public: William H. Halbrooks