

This instrument prepared by:  
Edward Reisinger  
Kudulis, Reisinger and Price  
PO Box 601  
Birmingham, Alabama 35201

20210506000225310  
05/06/2021 08:40:18 AM  
DEEDS 1/3

Send Tax Notice To:  
Jonathan George Mack  
Teri Michele Lord  
157 Willow Branch Lane  
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Hundred and Sixty Thousand 00/100 Dollars (\$ 460,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Douglas Edward Carter and Traci Funderburg Carter, Husband and Wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Jonathan George Mack and Teri Michele Lord

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 131, ACCORDING TO THE FINAL SUBDIVISION PLAT FOR WILLOW BRANCH SECTOR 2 AS RECORDED IN  
MAP BOOK 48, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 360,000 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said  
GRANTEE, his, her, or 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  
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their  
heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this  
the 3<sup>rd</sup> day of April, 2021.

 (Seal)  
Douglas Edward Carter

STATE OF Alabama }

COUNTY OF Talladega }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Edward Carter, 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 he/she/they executed the same voluntarily on the day the same bears  
date.

Given under my hand and official seal this 3 day of April, 2021.

  
Notary Public -

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 4, 2024

Traci Funderburg Carter (Seal)  
Traci Funderburg Carter

STATE OF Alabama }  
COUNTY OF Talladega }

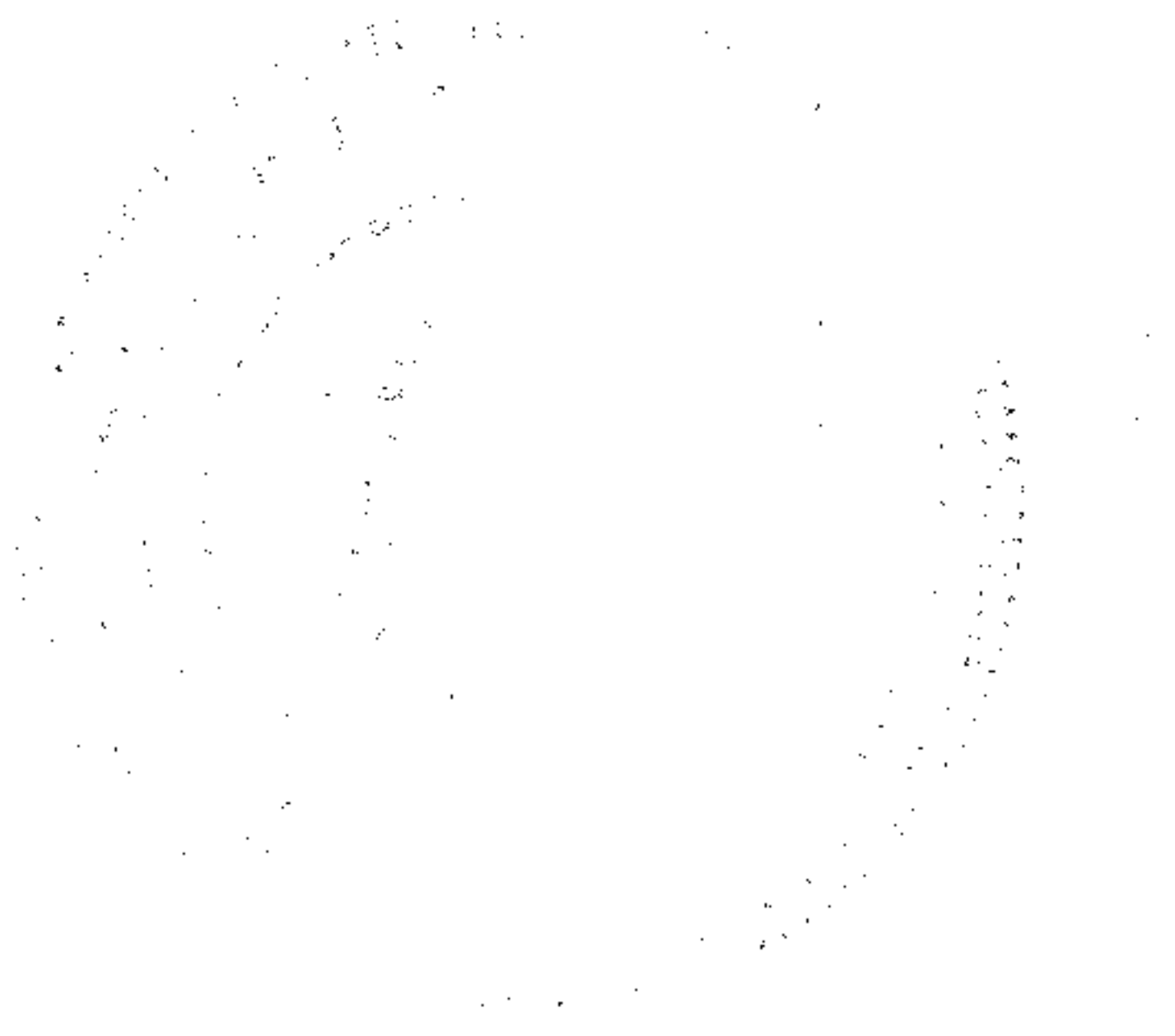
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Traci Funderburg Carter, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2021.

[Signature]  
Notary Public -

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 4, 2024





## Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name WHR Group Inc.

Grantee's Name Jonathan George Mack and Teri Michele Lord

Mailing Address \_\_\_\_\_

Mailing Address 157 Willow Branch Lane  
Chelsea, Alabama 35043Property Address 157 Willow Branch Lane  
Chelsea, Alabama 35043

Date of Sale 05/03/2021

Total Purchase Price \$460,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 proeprty 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 5-3-2021

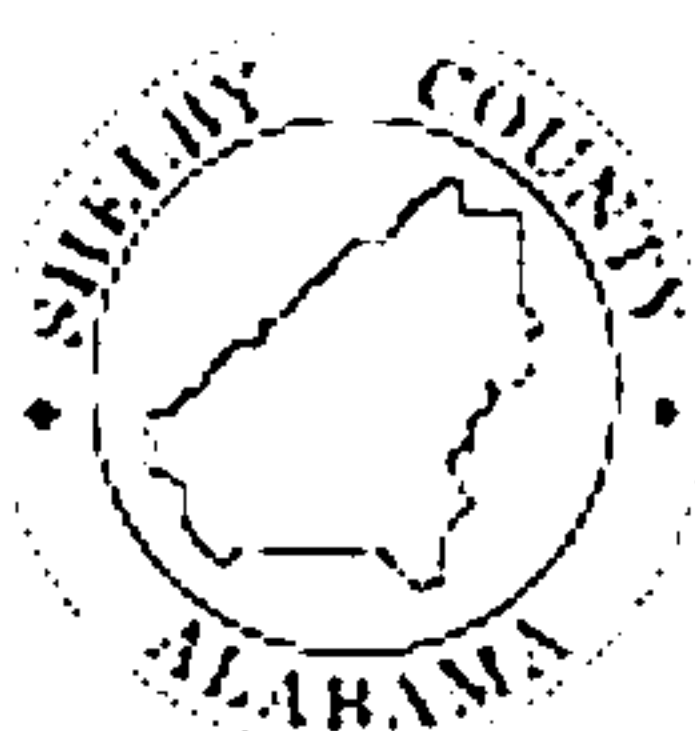
Print Jonathan George Mack

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2021 08:40:18 AM  
\$128.00 JOANN  
20210506000225310

Alicia S. Bayl