

20211012000495700
10/12/2021 11:20:17 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Wilda Tucker Carlton
3007 Raven Cir.
Hoover, AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Dollars and No Cents (\$20,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Dalton C. Smith, as Attorney in Fact for Tina Marie Smith, an unmarried woman, whose mailing address is:

8296 Fairway Dr., Beaumont, TX 77705

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Wilda Tucker Carlton, whose mailing address is:

3007 Raven Cir., Hoover, AL 35244

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

3003 Raven Circle, Hoover, AL 35244

Lot 24, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way 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 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 the 11th day of October, 2021.

*TINA MARIE SMITH, BY AND THROUGH
HER ATTORNEY, IN FACT, DALTON C SMITH*

Tina Marie Smith, by and through her
Attorney in Fact, Dalton C. Smith

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Dalton C. Smith, as Attorney in Fact for Tina Marie Smith, an unmarried woman, 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, he in his capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

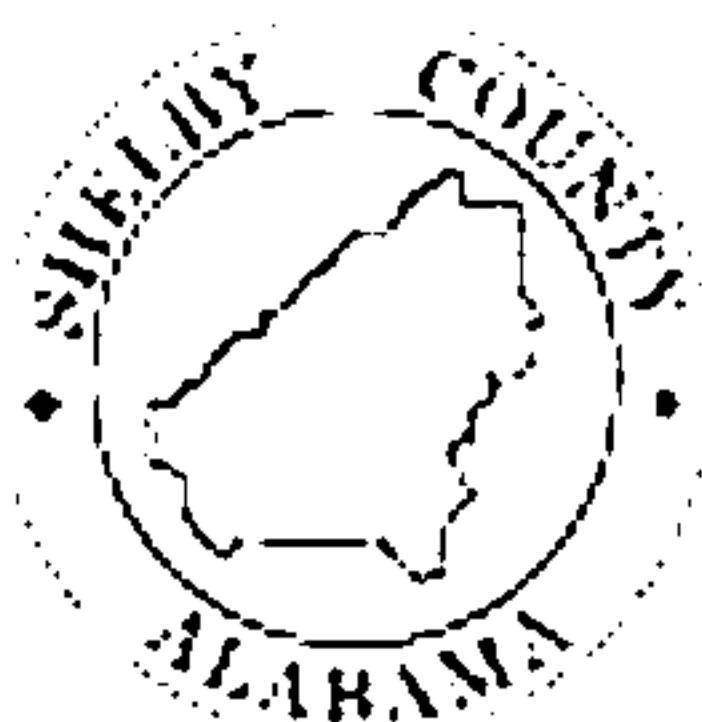
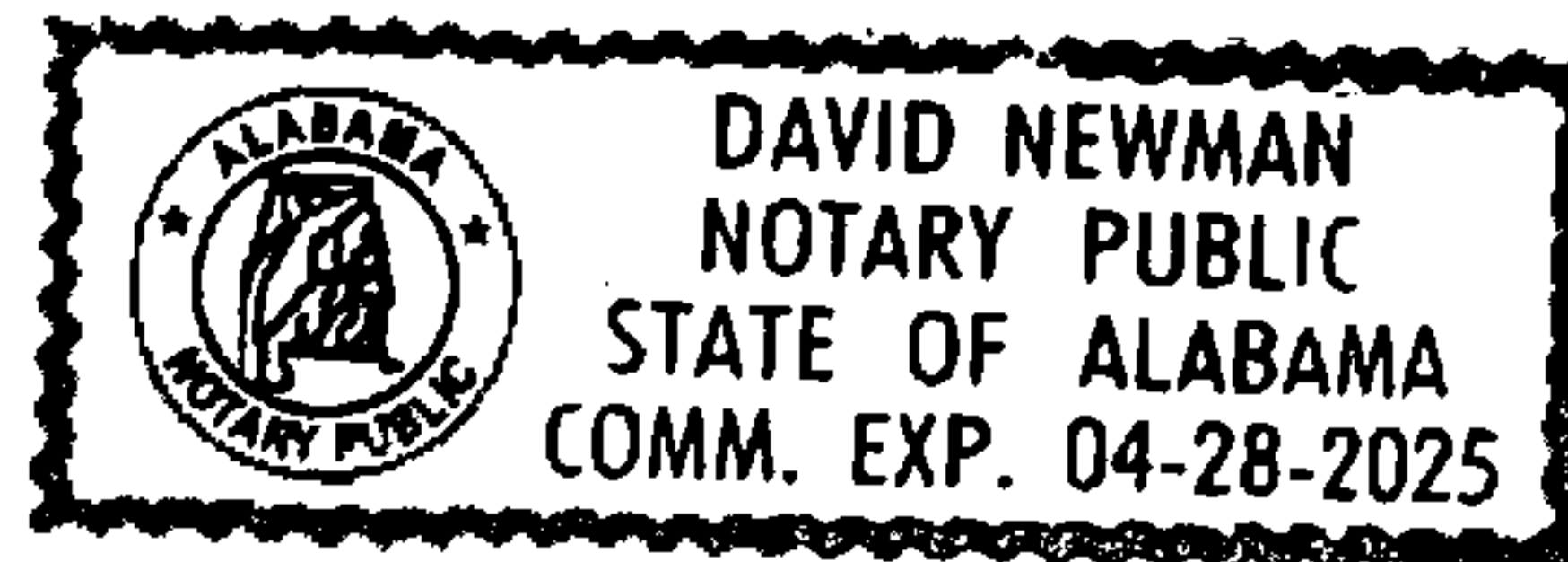
Given under my hand and official seal, this the 11th day of October, 2021.



Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 11:20:17 AM
\$45.00 JOANN
20211012000495700

Allie S. Bayl