

21-0045

20220208000056760
02/08/2022 11:58:03 AM
DEEDS 1/2

Send tax notice to: Darius L. Jackson and Alma Santoyo, 139 Clairmont Road, Sterrett, AL 35147

This instrument was prepared by:

Nedra M. Garrett, Attorney
South Oak Title, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thirty-Seven Thousand Five Hundred and No/100 (\$437,500.00) 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**

Ray E. Carter and Theresa S. Carter, husband and wife, whose mailing address is:

150 Stirrup Cup Cove, Columbiana, AL 35051

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

Darius L. Jackson and Alma Santoyo, whose mailing address is:

139 Clairmont Road, Sterrett, AL 35147

(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 139 Clairmont Road, Sterrett, AL 35147 to-wit**

Lot 167, according to the Survey of Forest Parks, 1st Sector, as recorded in Map Book 22, Page 28, A, B & C, in the Probate Office of Shelby County, Alabama.

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

\$437,500.00 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 7th day of February 2022.

Ray E. Carter
Ray E. Carter

Theresa S. Carter
Theresa S. Carter

STATE OF ALABAMA
COUNTY OF JEFFERSON

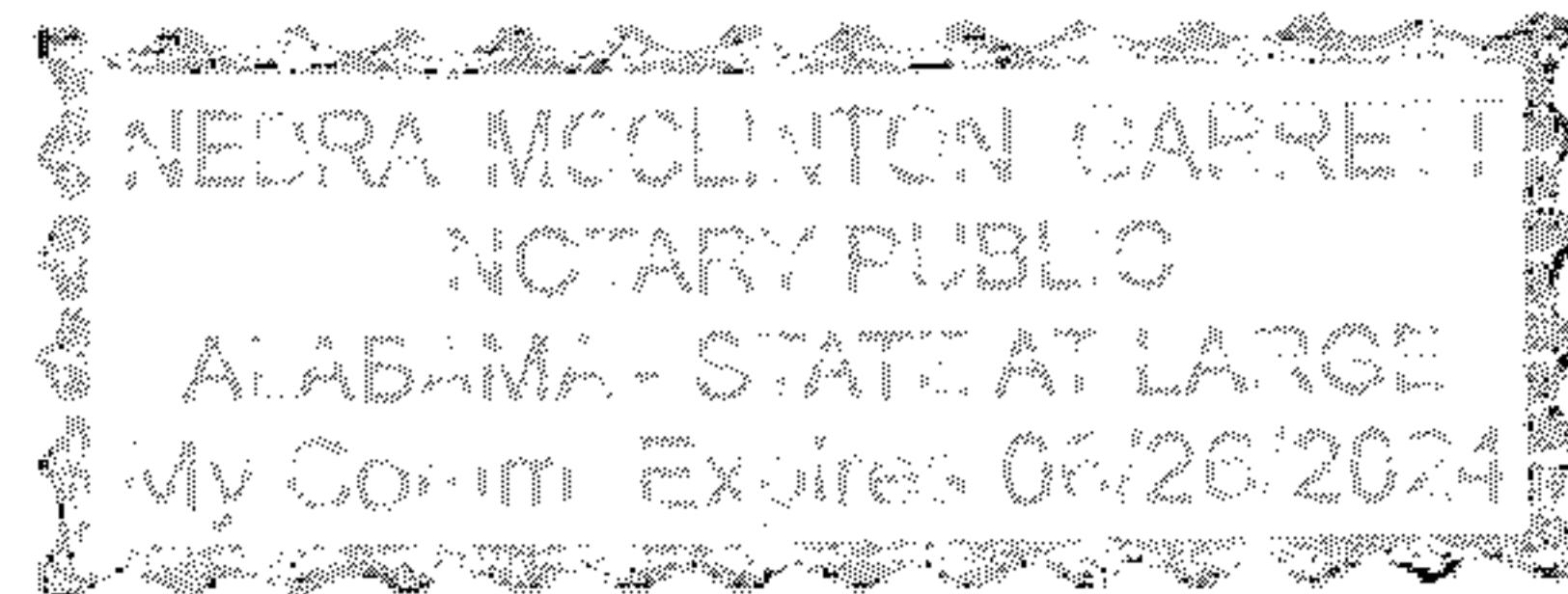
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ray E. Carter** and **Theresa S. Carter**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of February 2022.

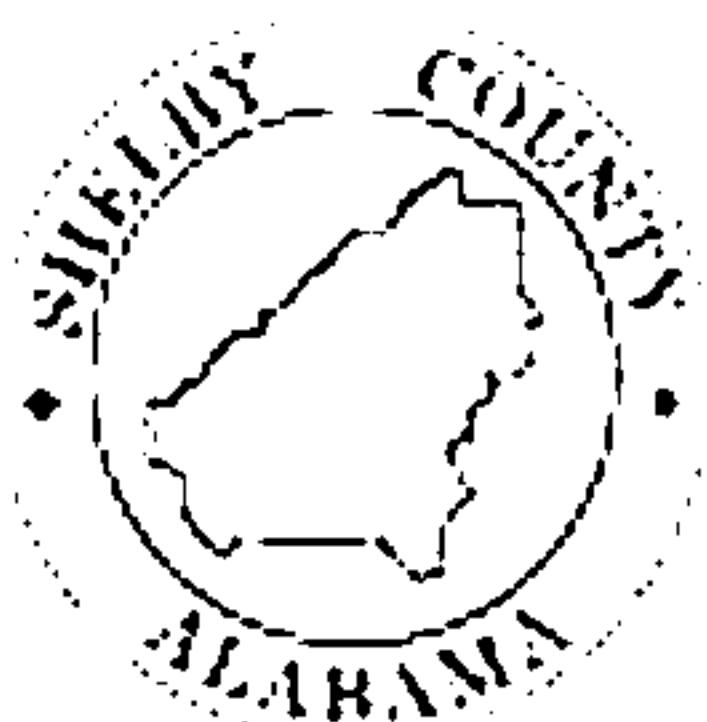
Nedra McClellan Garrett

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
02/08/2022 11:58:03 AM
\$26.00 JOANN
20220208000056760



Allie S. Boyd