

SEND TAX NOTICE TO:

Emlie Carroll and James Carroll
1401 Greystone Parc Lane
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

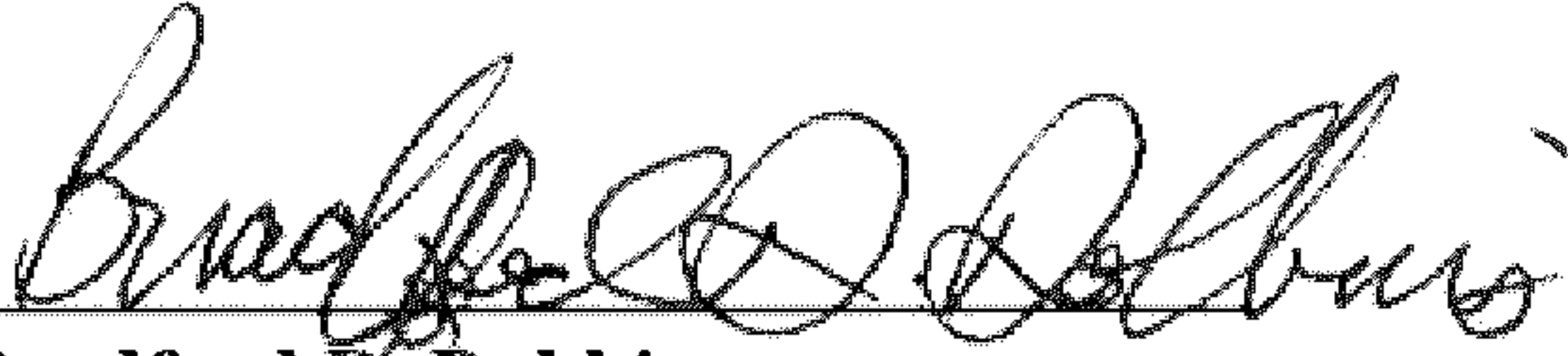
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$536,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bradford D. Dobbins and Leslie Dobbins, husband and wife**, whose address is 867 Vestlake Ridge Drive, Vestavia Hills, AL 35242, (hereinafter "Grantor", whether one or more), by **Emlie Carroll and James Carroll**, whose address is 1401 Greystone Parc Lane, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1401 Greystone Parc Lane, Birmingham, AL 35242 to-wit:**


LOT 68, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE. AS RECORDED TN MAP BOOK 32, PAGE 42 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of April, 2022.

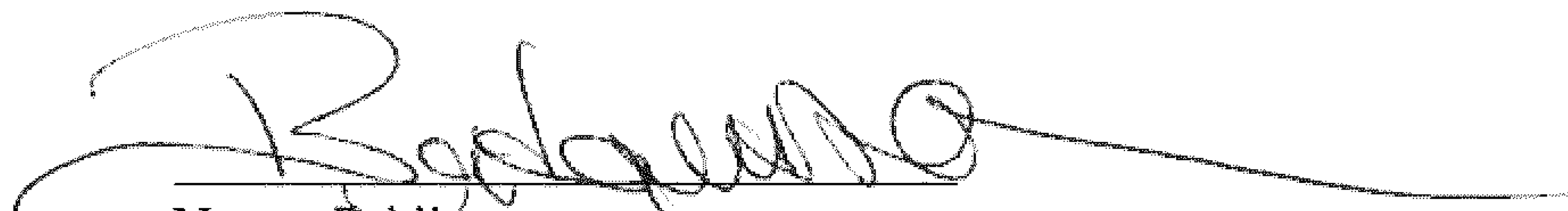

Bradford D. Dobbins

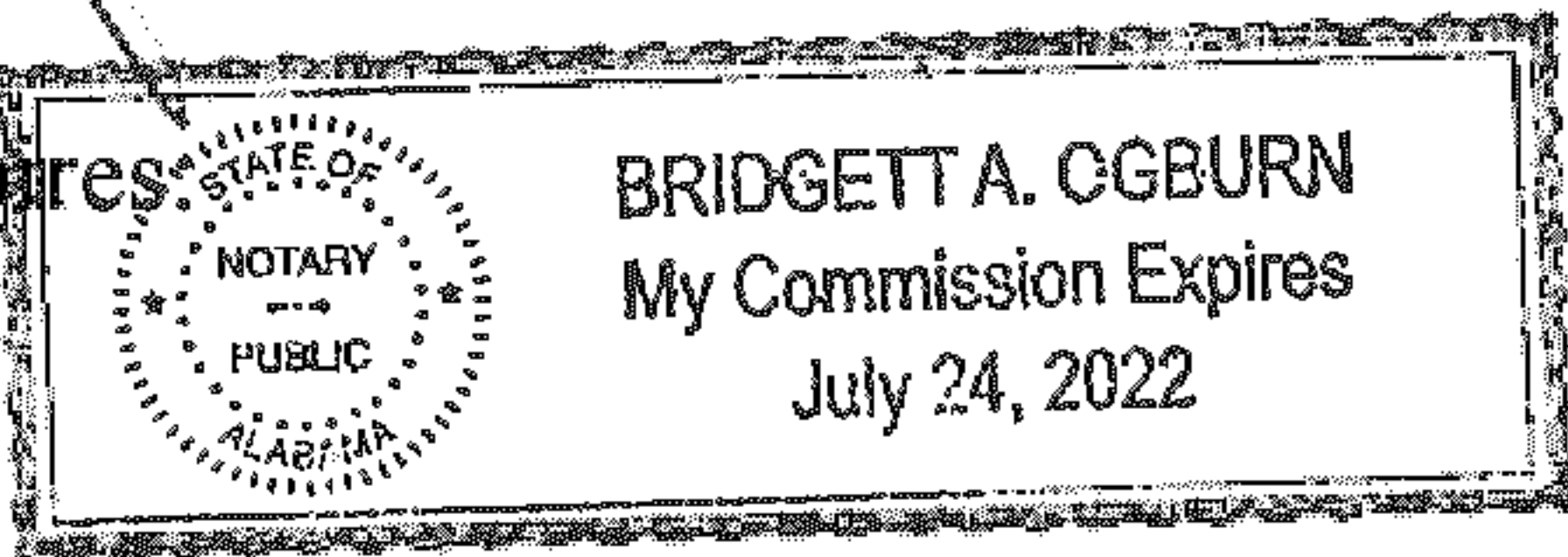

Leslie Dobbins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Bradford D. Dobbins and Leslie Dobbins 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2022.


Notary Public
My Commission Expires





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2022 09:23:21 AM
\$561.00 JOANN
20220426000170020

