

**THIS INSTRUMENT WAS PREPARED BY:**

Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive Suite 100  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

Brantley LeCroy  
599 Bentmoor Drive  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA        ()  
SHELBY COUNTY            ()

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **STEPHANIE K. MILES, AN UNMARRIED WOMAN AND DANNY K. KARR, A MARRIED MAN** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **BRANTLEY LECROY** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

**Lot 1418, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 2, as recorded in Map Book 33, Page 129, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$285,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**NOTE:** This property is not the homestead of the Grantor, Danny K. Karr, nor his spouse as defined by the Code of Alabama.

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

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7<sup>th</sup> day of July, 2022.

WITNESS:

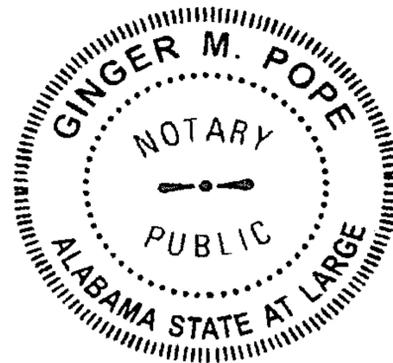
\_\_\_\_\_  
*Stephanie K. Miles*  
STEPHANIE K. MILES

STATE OF ALABAMA           0  
COUNTY OF JEFFERSON    0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Stephanie K. Miles, an unmarried woman, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 7<sup>th</sup> day of July, 2022.

*Ginger M. Pope*  
\_\_\_\_\_  
Ginger M. Pope, Notary Public  
My Commission Expires: 07/16/2022



IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29<sup>h</sup> day of June, 2022.

WITNESS:

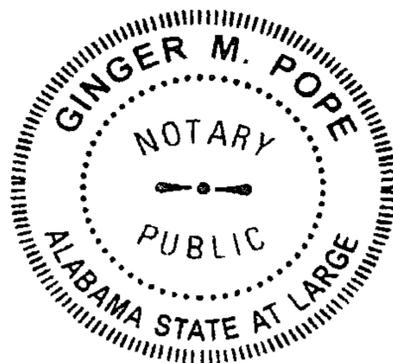
\_\_\_\_\_ Danny K. Karr  
DANNY K. KARR

STATE OF ALABAMA           0  
COUNTY OF JEFFERSON    0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Danny K. Karr, an married man, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 29<sup>th</sup> day of June 2022.

Ginger M. Pope  
Ginger M. Pope, Notary Public  
My Commission Expires: 07/16/2022





Date: July 7 2022  
Unattested

Print: Stephanie K. Miles  
Sign: *Stephanie K. Miles*  
(Grantor/Grantee/Owner/Agent) circle one

Date: June 29, 2022  
Unattested

Print: Danny K. Karr  
Sign: *Danny K. Karr*  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/11/2022 01:08:18 PM  
\$49.00 BRITTANI  
20220711000273060

*Allie S. Bayl*