

20220824000332000
08/24/2022 02:03:48 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Heidi Carter and Christopher Carter
7021 North Highfield Drive
Hoover, 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 **SEVEN HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$795,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michelle G. Humphrey, an unmarried person**, whose address is 1009 Dexter Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Heidi Carter and Christopher Carter**, whose address is 7021 North Highfield Drive, Hoover, 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 **Heidi Carter, and Christopher Carter, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 7021 North Highfield Drive, Hoover, AL 35242 to-wit:**

Lot 4, according to the Survey of Greystone 7th Sector Phase IV, as recorded in Map Book 21, Page 38 A&B, 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.

Michelle G. Humphrey is the surviving grantee of that deed recorded in Instrument No. 20140204000031590, in the Probate Office of Shelby County, Alabama; the other grantee Alan D. Kidd, having died on or about the 13th day of October, 2015.

Michelle G. Humphrey is one and the same person as Michelle Chatham.

Subject to a third-party mortgage in the amount of \$596,250.00 executed and recorded simultaneously herewith.

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 August, 2022.


Michelle G. Humphrey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michelle G. Humphrey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2022 02:03:48 PM
\$224.00 BRITTANI
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