

20220831000340790
08/31/2022 12:13:00 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Janet Springfield O'Regan and John Michael O'Regan
164 Willow Branch Lane
Chelsea, AL 35043

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 **FOUR HUNDRED SIXTY SEVEN THOUSAND AND 00/100 (\$467,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Debra Carter and Michael Carter, a married couple**, whose address is 328 Weston Hall Dr, Summerville, SC 29483, (hereinafter "Grantor", whether one or more), by **Janet Springfield O'Regan and John Michael O'Regan**, whose address is 164 Willow Branch Lane, Chelsea, AL 35043, (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 **Janet Springfield O'Regan, and John Michael O'Regan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 164 Willow Branch Lane, Chelsea, AL 35043 to-wit:**

Lot 148, according to the Survey of Willow Branch Subdivision Second Sector, as recorded in Map Book 48, Page 35, 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.

Subject to a third-party mortgage in the amount of \$225,000.00 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 26th day of August, 2022.

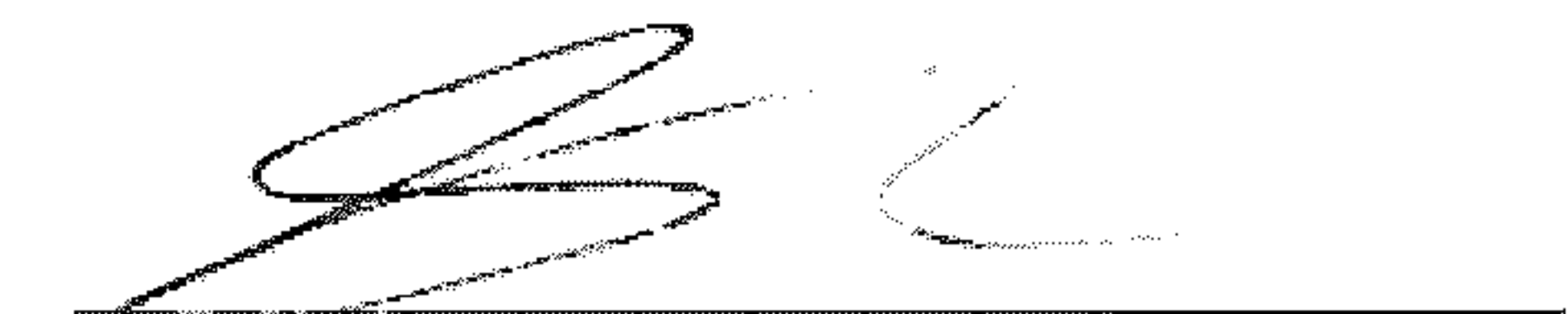


Debra Carter

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Debra Carter 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 26th day of August, 2022.



Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of August, 2022.



Michael Carter

STATE OF ALABAMA
COUNTY OF JEFFERSON

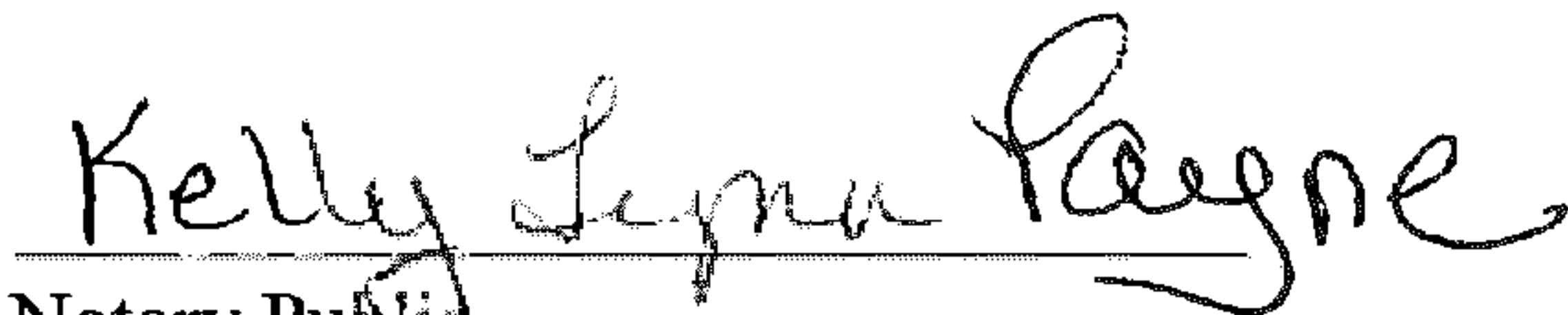


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2022 12:13:00 PM
\$267.00 JOANN
20220831000340790

Allie S. Beyl

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Carter 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 26th day of August, 2022.



Notary Public

My Commission Expires: 10/25/25

