

SEND TAX NOTICE TO:

Julienne Carstens and Tertius Carstens
2408 Mahaska Drive
Birmingham, AL 35244

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 NINETY NINE THOUSAND AND 00/100 (\$499,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joshua T. Shelton and Sarah K. Shelton, a married couple**, whose address is 944 Alpine Way, Indian Springs Village, AL 35124, (hereinafter "Grantor", whether one or more), by **Julienne Carstens and Tertius Carstens**, whose address is 306 Sharpsburg Circle, Birmingham, AL 35213, (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 2408 Mahaska Drive, Birmingham, AL 35244** to-wit:

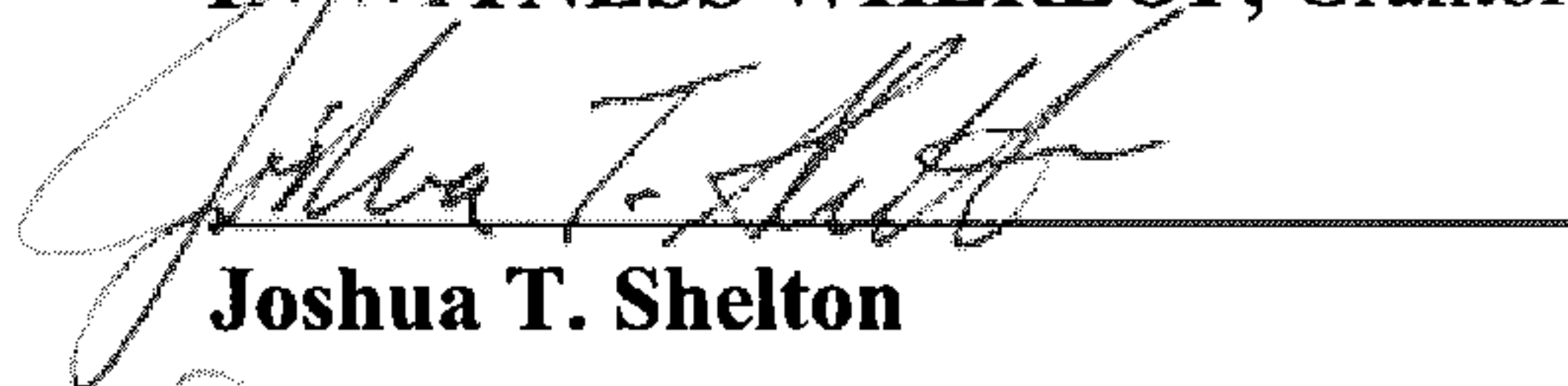
Lot 8, Block 4, according to a Resurvey of Lots 7 and 8, Block 4, Indian Valley, 4th Sector, as recorded in Map Book 5, Page 113, in the Probate Office of Shelby County, Alabama, except Parcel B described as follows: A part of Lot 8, Block 4, according to a Resurvey of Lots 7 and 8, Block 4, Indian Valley, 4th Sector, as recorded in Map Book 5, Page 113, in the Probate Office of Shelby County, Alabama, same being more particularly described as follows: Begin at the Most North and East corner of said Lot 8; thence run in a Southwesterly direction along the Northerly line of said Lot 8; said line also being the most Southerly line of Lot 7, a distance of 238.40 feet; thence turn an angle to the left of 147 degrees 32 minutes 39 seconds and run in an Easterly direction a distance of 204.78 feet to its intersection with the Southeasterly line of said Lot 8; thence turn an angle to the left of 42 degrees 38 minutes 21 seconds and run in a Northeasterly direction along the said Southeasterly line of said Lot 8; thence turn an angle to the left of 74 degrees 56 minutes 09 seconds and run in a Northerly direction along the Easterly line of said Lot 8 a distance of 100.0 feet to the Point of Beginning.

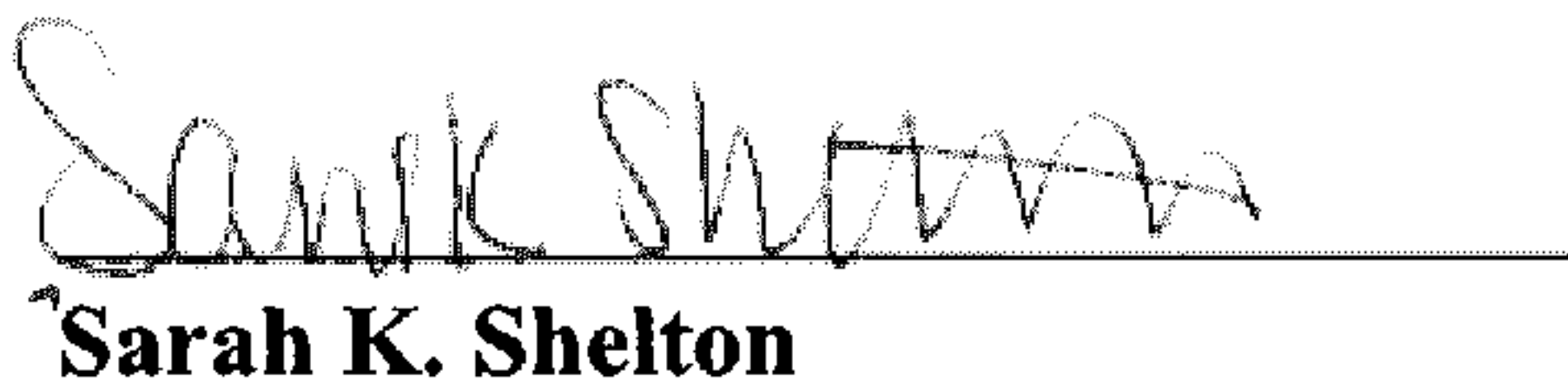
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$399,200.00 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 30th day of December, 2022.

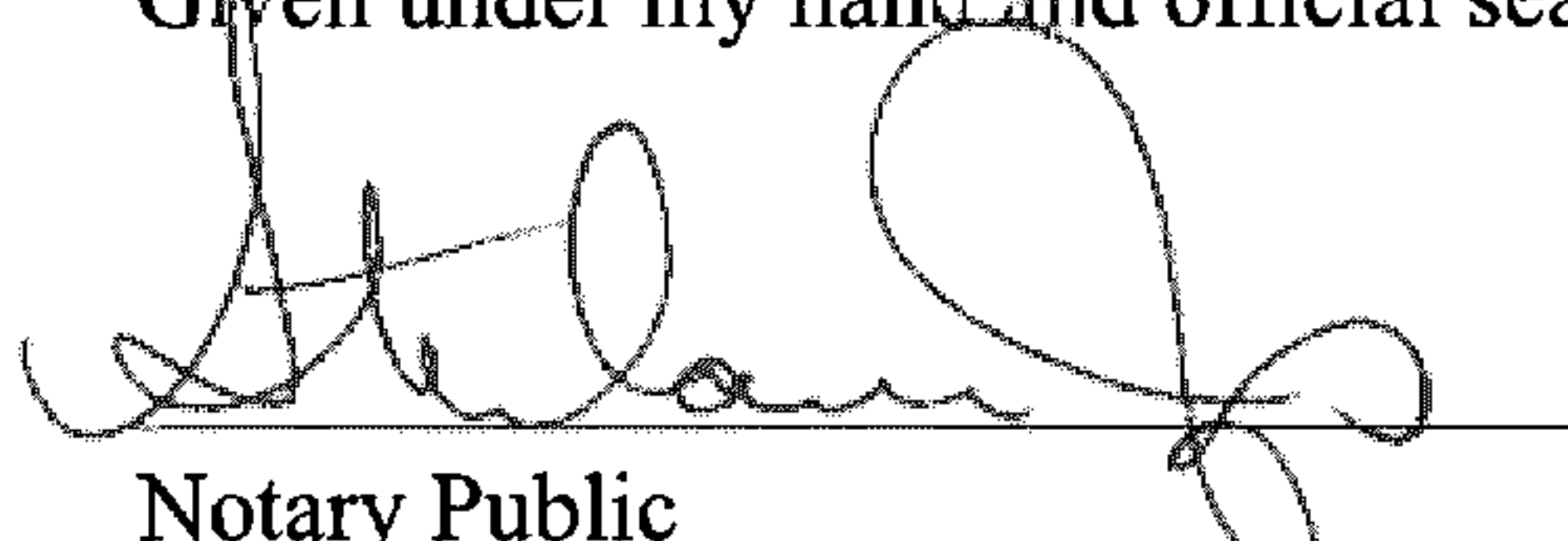

Joshua T. Shelton


Sarah K. Shelton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joshua T. Shelton and Sarah K. Shelton whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2022.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 01:25:12 PM
\$125.00 JOANN
20230106000005750

