

SEND TAX NOTICE TO:
Zack Carson
1750 Rock School Road
Harpersville, Alabama 35078

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eight Thousand dollars & no cents (\$108,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Anthony J. Carson and Tammy Jones-Carson, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Zack Carson** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BEGIN AT A FOUND 1" REBAR LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION NORTH 01°24'21" WEST FOR A DISTANCE OF 452.42 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE SOUTHEASTERLY RIGHT-OF-WAY OF ROCK SCHOOL ROAD (OLD CHELSEA HARPERSVILLE ROAD) (80' RIGHT-OF-WAY); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 49°58'40" EAST FOR A DISTANCE OF 186.59 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 00°50'02" EAST FOR A DISTANCE OF 573.26 FEET TO A FOUND 1/2" REBAR ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°37'20" WEST FOR A DISTANCE OF 140.13 FEET TO THE POINT OF BEGINNING

ALSO PERMANENTLY AFFIXED IS A 1987 INDIES HOUSE, INC VIN# AL2848-I88-433A&B.

This property does not constitute the homestead of the Grantor(s).

\$86,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

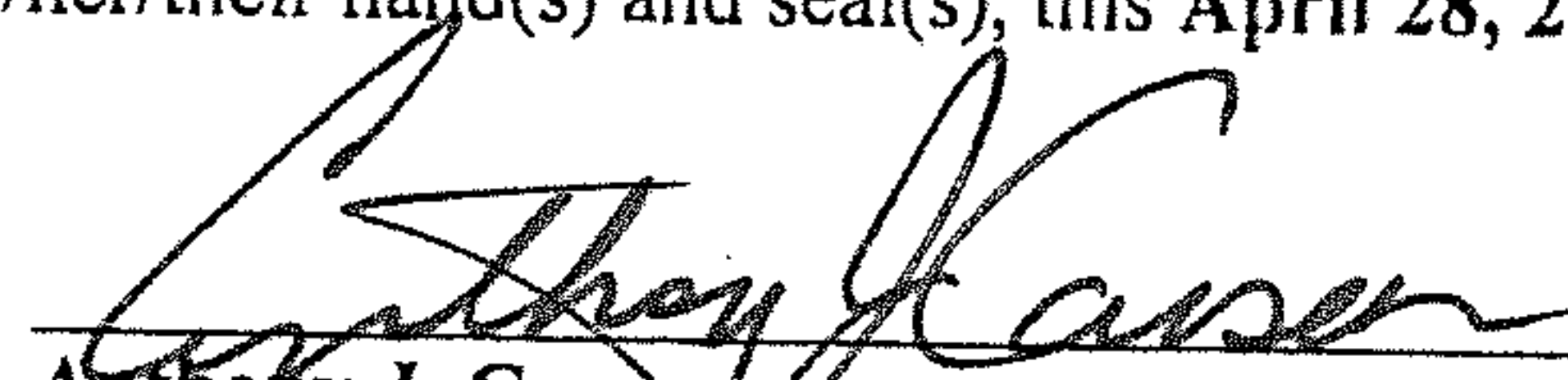
All matters as setout in that certain survey dated 4/20/2023, prepared by Steven J. Clinkscales, PLS AL 37248.

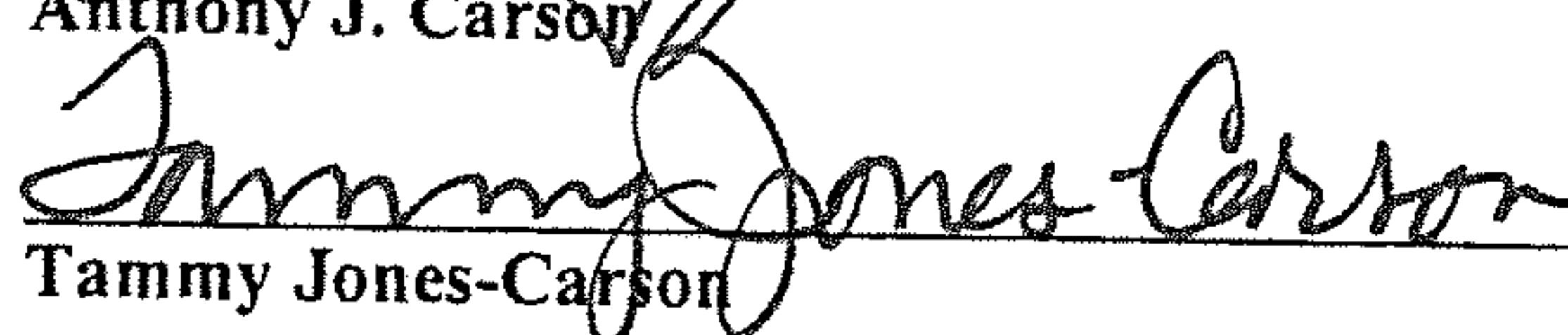
Encroachment of Deck by 9.3' and 10.1' on the northwest side of property line as shown by survey dated 4/20/2023, prepared by Steven J. Clinkscales, PLS AL 37248.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this April 28, 2023 .


Anthony J. Carson (Seal)


Tammy Jones-Carson (Seal)


STATE OF TENNESSEE

Dyer COUNTY

General Acknowledgement

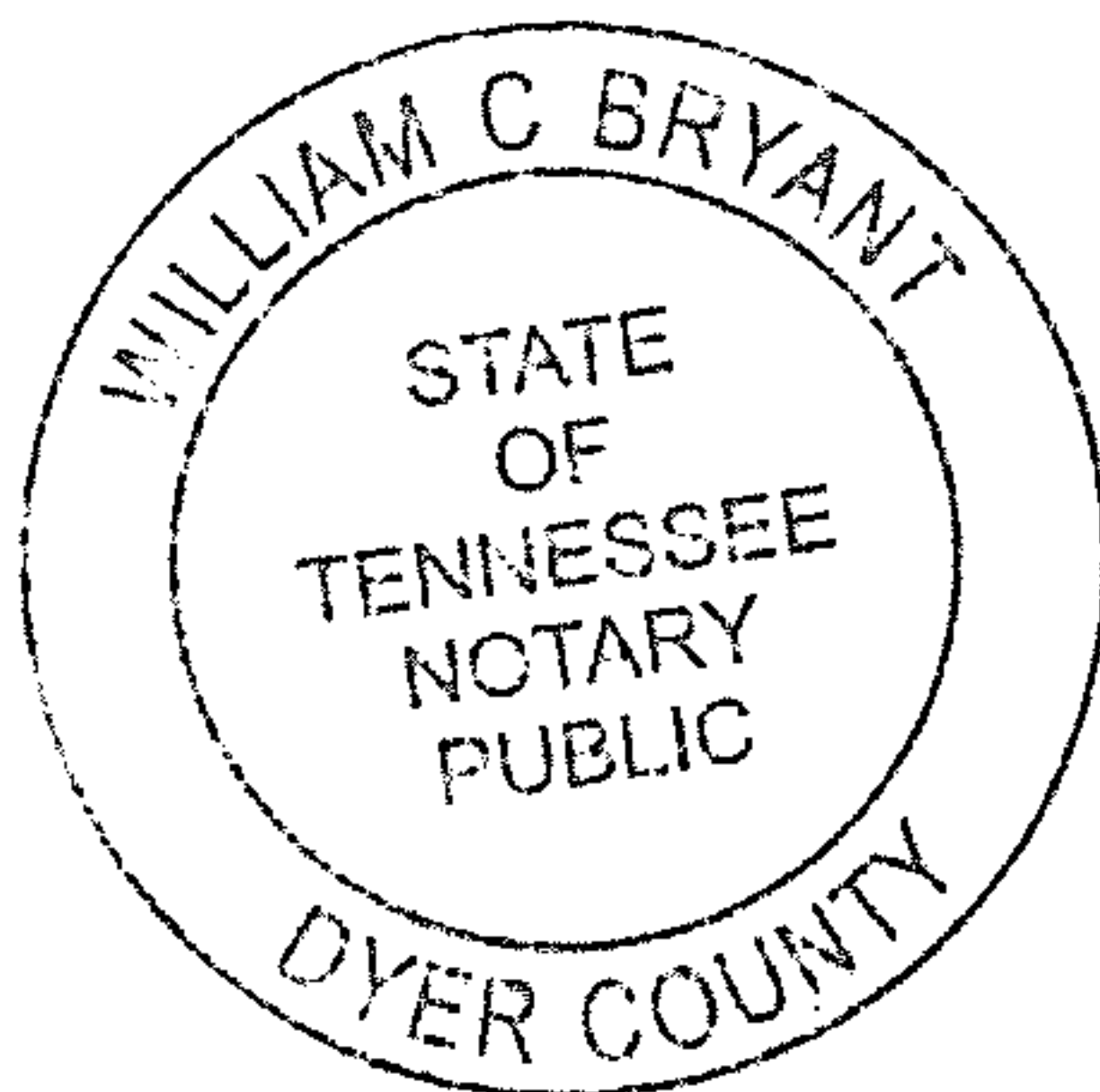
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony J. Carson and Tammy Jones-Carson, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2023


Notary Public.

(Seal)

My Commission Expires: 6-18-2025



Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Anthony J. Carson and Tammy Jones-Carson

Grantee's Name Zachary Carson

Mailing Address 712 East Tickle Street
Dyersburg, Tennessee 38024Mailing Address 1750 Rock School Road
Harpersville, Alabama 35078Property Address 1750 Rock School Road,
Harpersville, Alabama 35078Date of Sale 04/28/2023Total Purchase Price \$108,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).Date 4.28.2023Print Zachary Carson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 09:16:39 AM
\$50.00 BRITTANI
20230502000128870

Allison S. Bayl