

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-23-28902

Send Tax Notice To: Jeffrey M. Carter  
Michelle C. Carter

180 Hackberry Circle  
Chelsea, AL 35043

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Sixty Nine Thousand Dollars and No Cents (\$469,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Julie D. Barks and Jeffrey M. Barks** husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeffery M. Carter and Michelle C. Carter**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$375,200.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of May, 2023.

  
Julie D. Barks

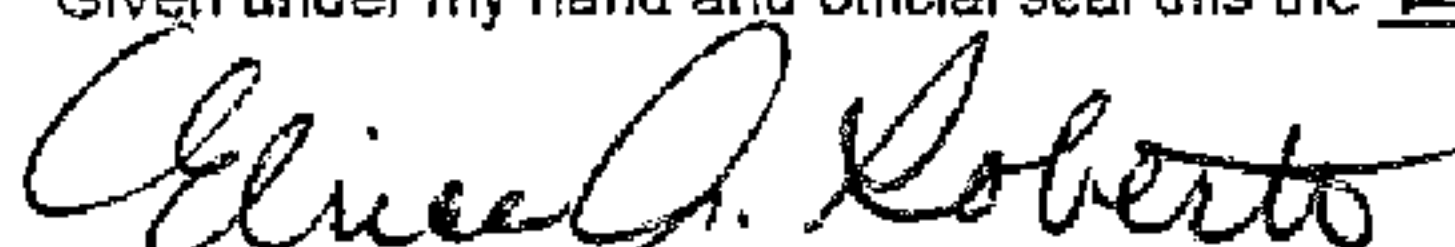
  
Jeffrey M. Barks

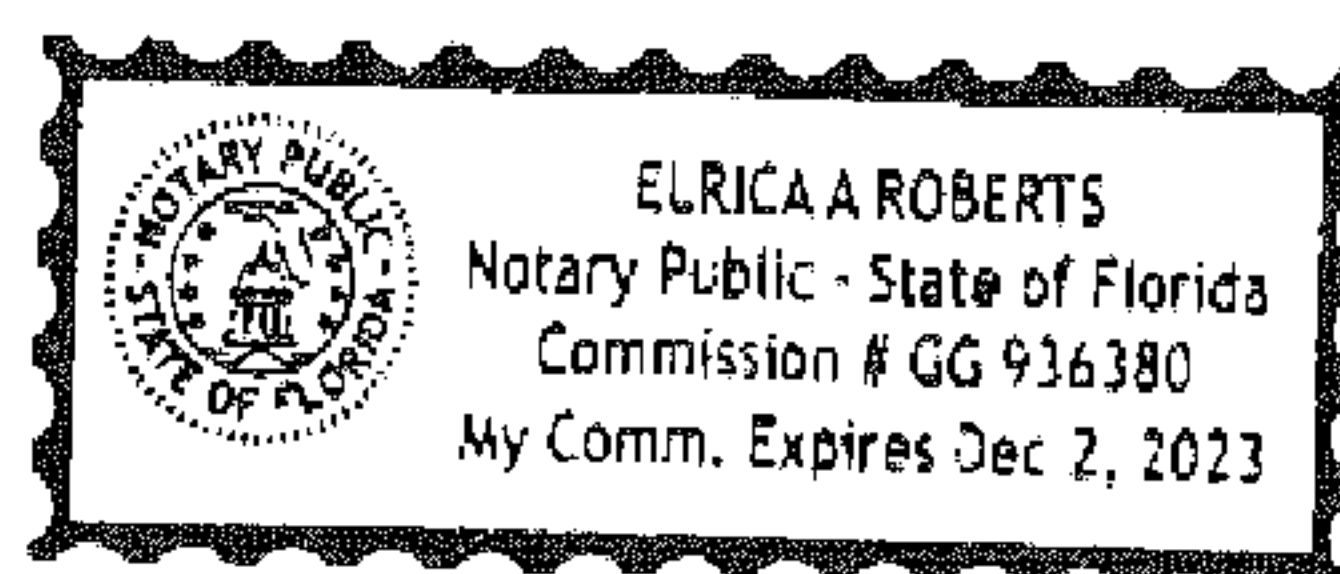
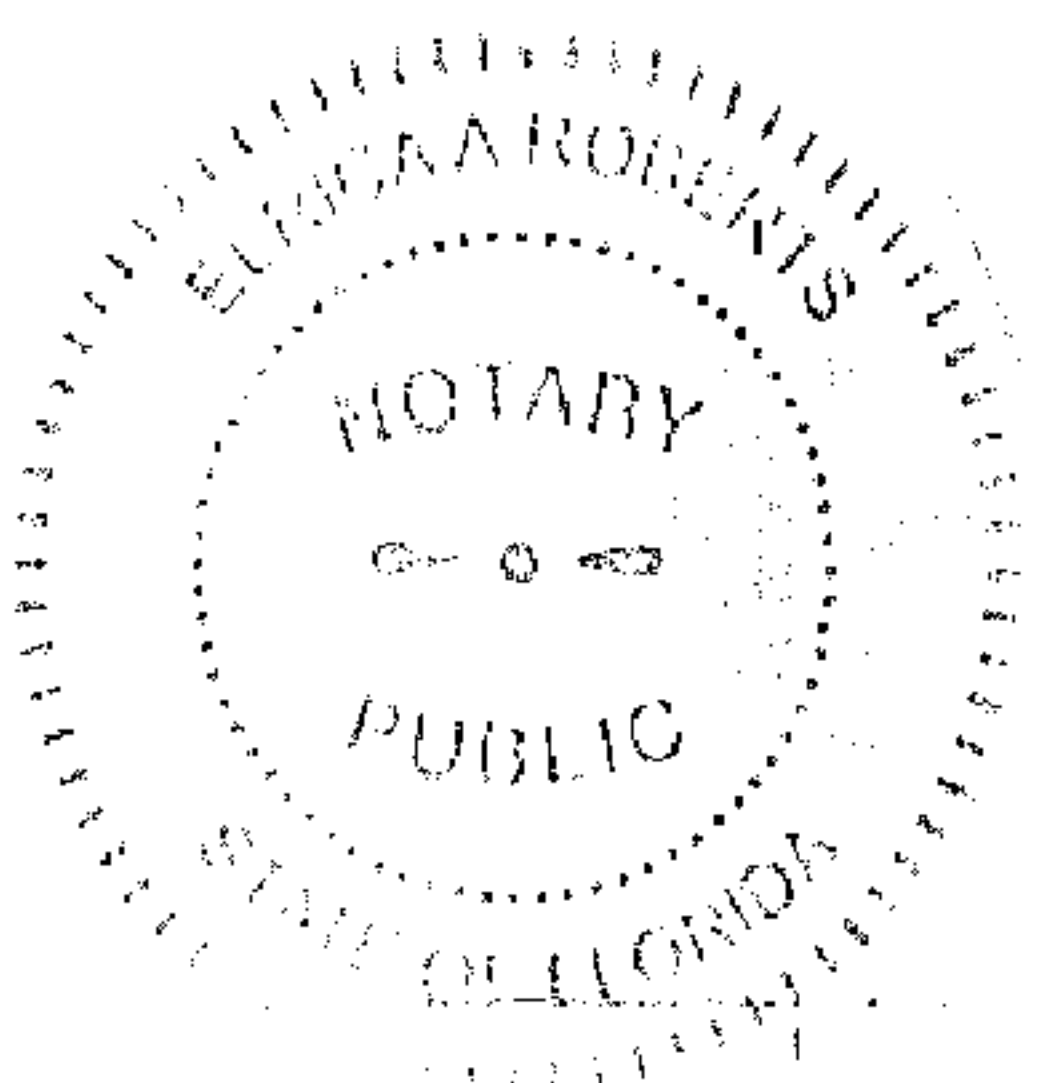
State of FLORIDA

County of POLK

I, Elrica A. Roberts, a Notary Public in and for the said County in said State, hereby certify that Julie D. Barks and Jeffrey M. Barks, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of May, 2023.

  
Notary Public, State of FLORIDA  
ELRICA A. ROBERTS  
My Commission Expires: 12-02-2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 511B, being a Resurvey of Lots 511A of Resurvey of Lots 509, 510, and 511 Yellowleaf Ridge Estates, 5th Sector and Lot 512 of Yellowleaf Ridge Estates, 5th Sector, as recorded in Map Book 25, on Page 132 and Map Book 31, on Page 12 in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 43, Page 16.

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

|                  |   |                         |   |
|------------------|---|-------------------------|---|
| Grantor's Name   | Julie D. Barks<br>Jeffrey M. Barks                    | Grantee's Name          | Jeffery M. Carter<br>Michelle C. Carter             |
| Mailing Address  | <u>180 Hackberry Cir</u><br><u>Chelsea, AL 35043</u>  | Mailing Address         | <u>180 Hackberry Cir</u><br><u>Chelsea AL 35047</u> |
| Property Address | <u>180 Hackberry Cir.</u><br><u>Chelsea, AL 35043</u> | Date of Sale            | <u>May 31, 2023</u>                                 |
|                  |   | Total Purchase Price    | <u>\$469,000.00</u>                                 |
|                  |   | or                      |   |
|                  |   | Actual Value            | <u></u>   |
|                  |   | or                      |   |
|                  |   | Assessor's Market Value | <u></u>   |

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)

|                           |                   |
|---------------------------|-------------------|
| <u>xx</u> Bill of Sale    | <u></u> Appraisal |
| <u></u> Sales Contract    | <u></u> Other     |
| <u></u> Closing Statement |                   |

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current 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 responsibility of valuing property 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 May 09, 2023

Print Julie D. Barks

Unattested

Sign Julie D. Barks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/12/2023 09:24:03 AM**  
**\$122.00 BRITTANI**  
**20230612000175270**

Form RT-1

*Allen S. Bayl*