

**SEND TAX NOTICE TO:**

Nicholas J. Carra and Julianna Cross  
108 Love Lane  
Sterrett, AL 35147

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 **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (\$249,999.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Scott Carl and Samantha Carl, a married couple**, whose address is 18027 Sunnyside Ave N, Shoreline, WA 98133, (hereinafter "Grantor", whether one or more), by **Nicholas J. Carra and Julianna Cross**, whose address is 786 Griffin Park Circle, Birmingham, AL 35242, (hereinafter "Grantor", 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 **Nicholas J. Carra, a single man, and Julianna Cross, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **108 Love Lane, Sterrett, AL 35147 to-wit:**


**Lot 80, Final Plat for the Villages at Westover, Sector 1, as recorded in Map Book 39, Page 9 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.

Subject to a third-party mortgage in the amount of \$232,499.00 executed and recorded simultaneously herewith. Also subject to a 3rd party 2nd mortgage in the amount of \$5,000.00 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 30 day of August, 2023.

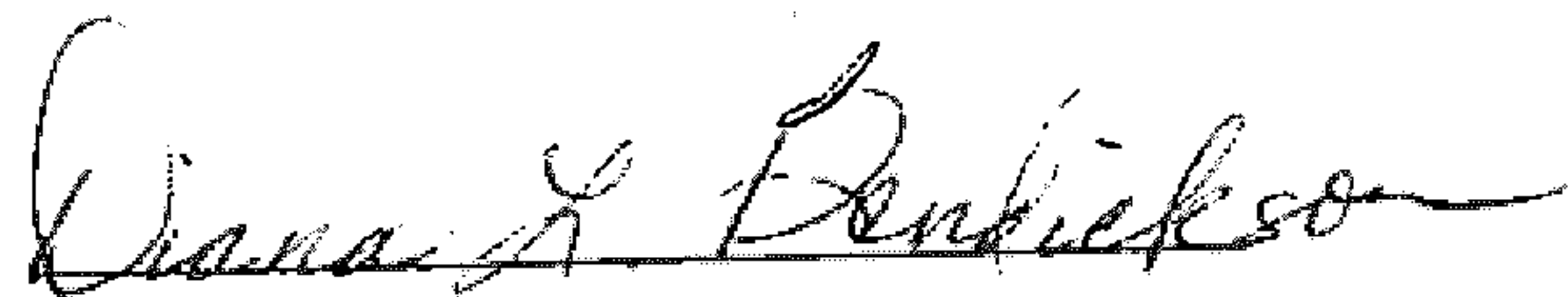
  
William Scott Carl

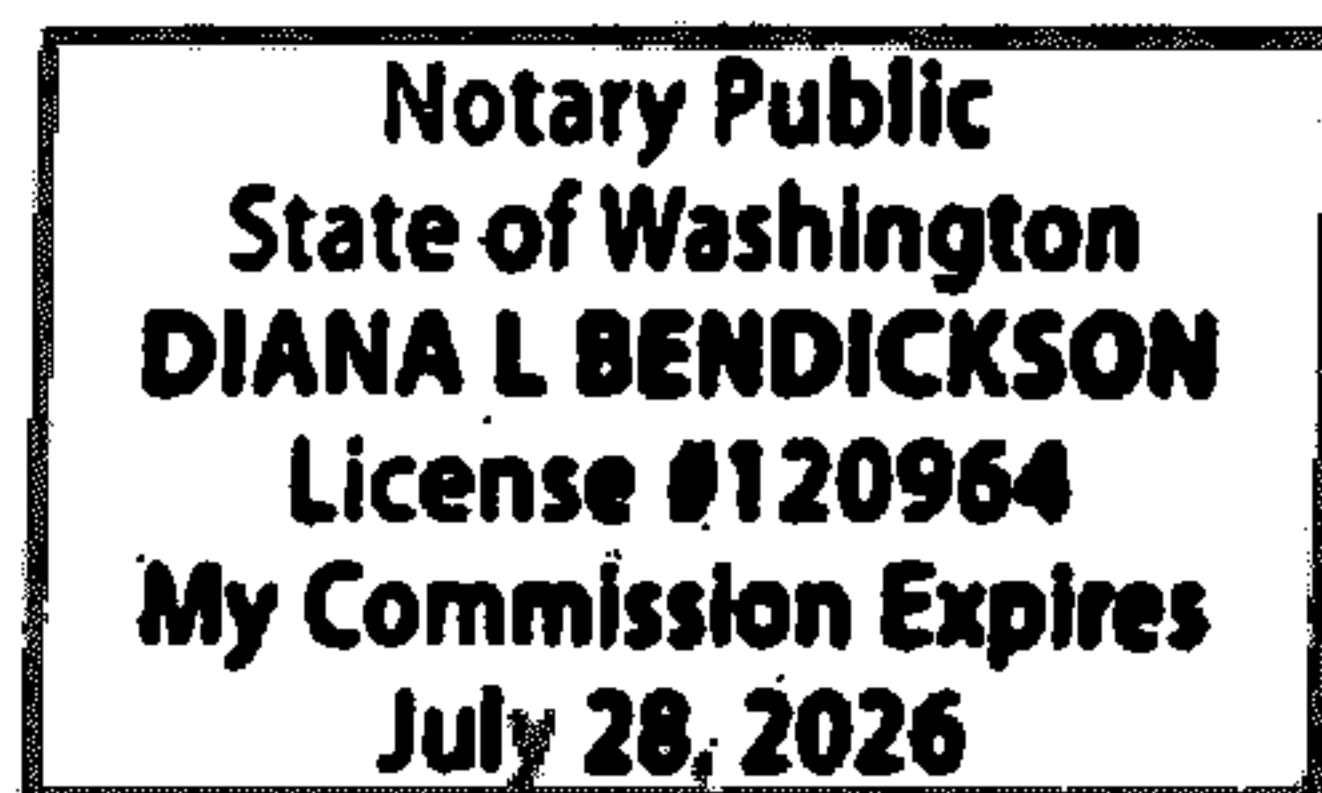
  
Samantha Carl

STATE OF Washington  
COUNTY OF King

I, the undersigned Notary Public in and for said County and State, hereby certify that William Scott Carl and Samantha Carl 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 <sup>they</sup> executed the same voluntarily on the day the same bears date. <sub>012</sub>

Given under my hand and official seal this 30<sup>th</sup> day of August, 2023.

  
Notary Public  
My Commission Expires July 28, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2023 01:59:20 PM  
\$37.50 BRITTANI  
20230901000266220

