

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 "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 **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



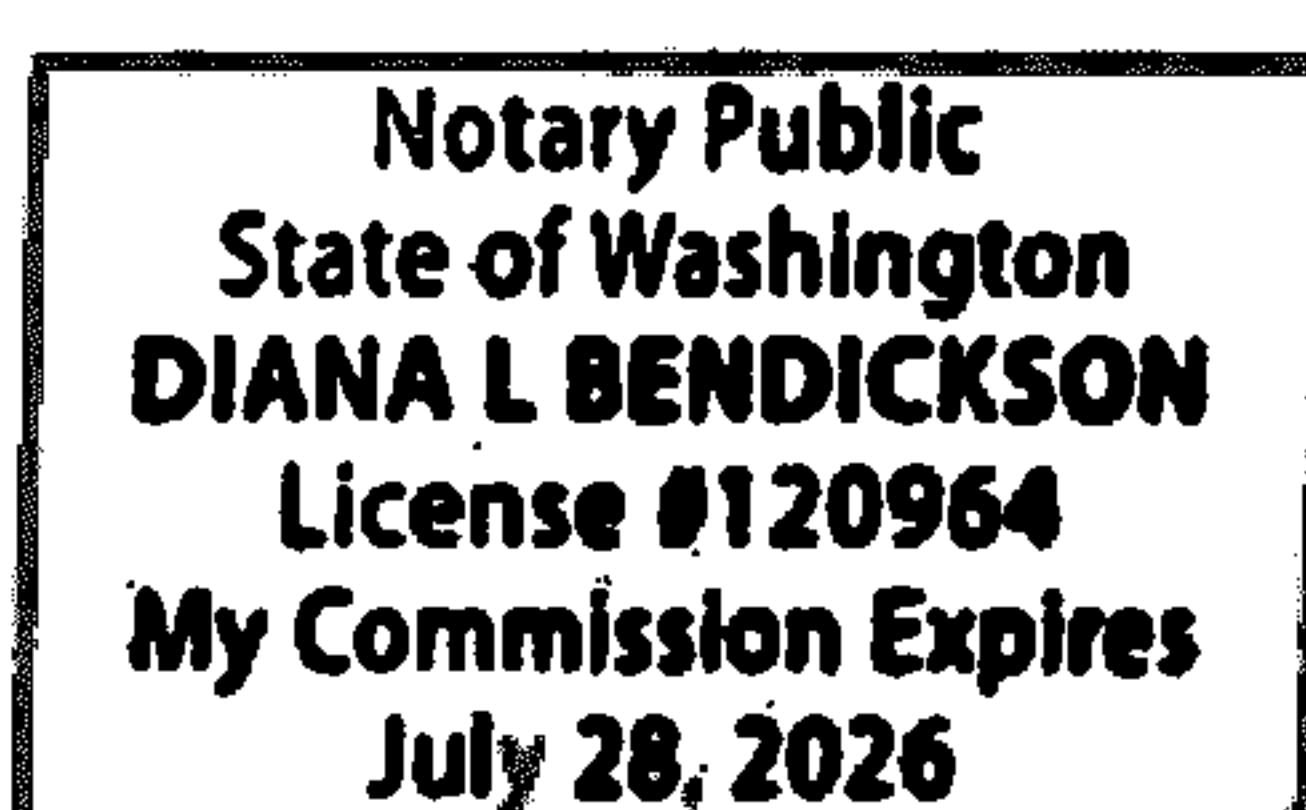
Samantha Carl

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of August, 2023.

Diana L. Bendickson
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

Allie S. Boyd