

2024-027

**Tax notice to: Patricia L. Morse and Melissa S. DeCarlo, 9366 Brook Forest Circle, Helena, AL 35080**

This instrument was prepared by:

Nedra M. Garrett, Attorney  
1401 Doug Baker Boulevard  
Suite 107-122  
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty-Five Thousand Nine Hundred and No/100 (\$235,900.00) Dollars, 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

**Mary Frances Barrile, a single woman, whose mailing address is: 2385 Dolly Ridge Road, Apartment 242E, Birmingham, AL 35243,** (herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Patricia L. Morse and Melissa S. DeCarlo, whose mailing address is: 9366 Brook Forest Circle, Helena, AL 35080,** (herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 9366 Brook Forest Circle, Helena, AL 35080, to-wit**

Lot 26A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$231,626.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 10 day of May 2024.

*Mary Frances Barrile*  
Mary Frances Barrile

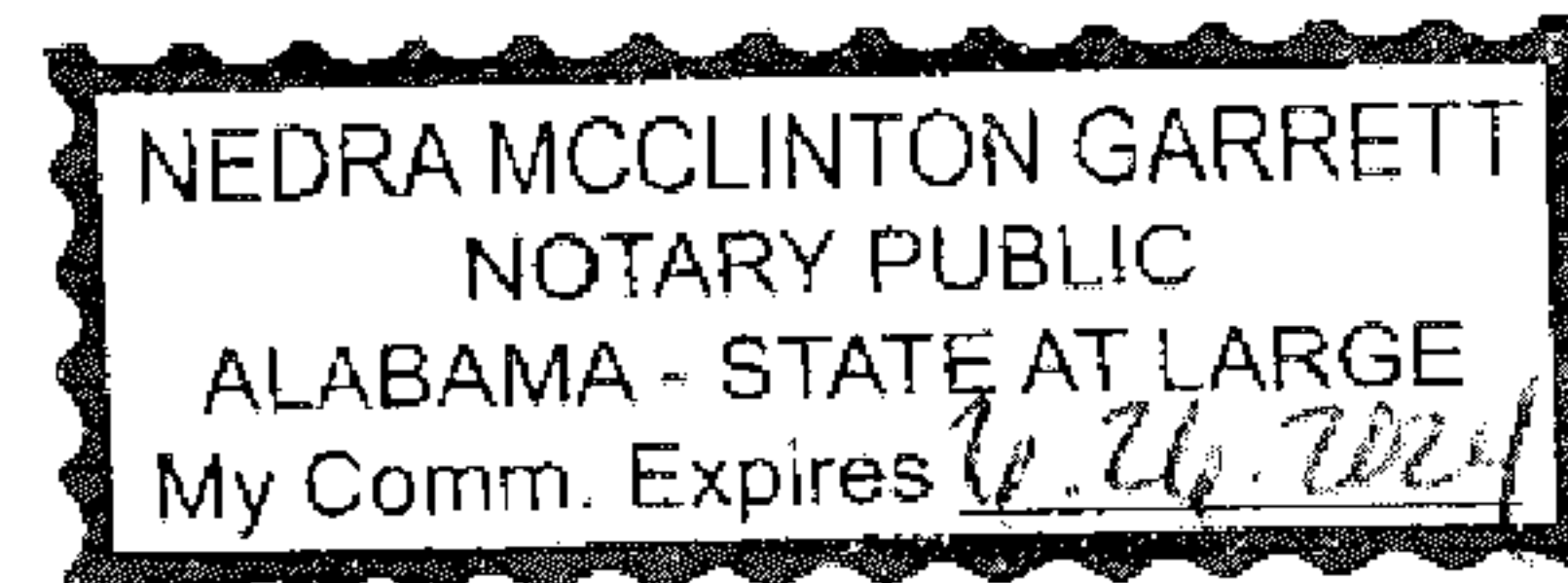
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Frances Barrile**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of May 2024.

*Nedra McClinton Garrett*

NOTARY PUBLIC  
My Commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2024 02:43:13 PM  
\$29.50 BRITTANI  
20240510000139910

*Allie S. Bayl*