

Send Tax Notice to:
Angela L. Carson
4194 Old Cahaba Parkway
Helena AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-6270

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SIXTY NINE THOUSAND AND 00/100 (\$369,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Twanna G. Carter, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

13722 Hotomtot Drive, Upper Marlboro, MD 20774

by **Angela L. Carson (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4194 Old Cahaba Pkwy, Helena, AL 35080-8018

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4194 Old Cahaba Pkwy, Helena, AL 35080-8018**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$194,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9th day of September 2024

Twanna G. Carter
Twanna G. Carter

STATE OF ~~ALABAMA~~ MARYLAND
COUNTY OF ~~SHELBY~~ PRINCE GEORGE'S

I, the undersigned Notary Public in and for said County and State, hereby certify that Twanna G. Carter 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2024.

[Signature]
Notary Public
My Commission Expires: 08/23/2025

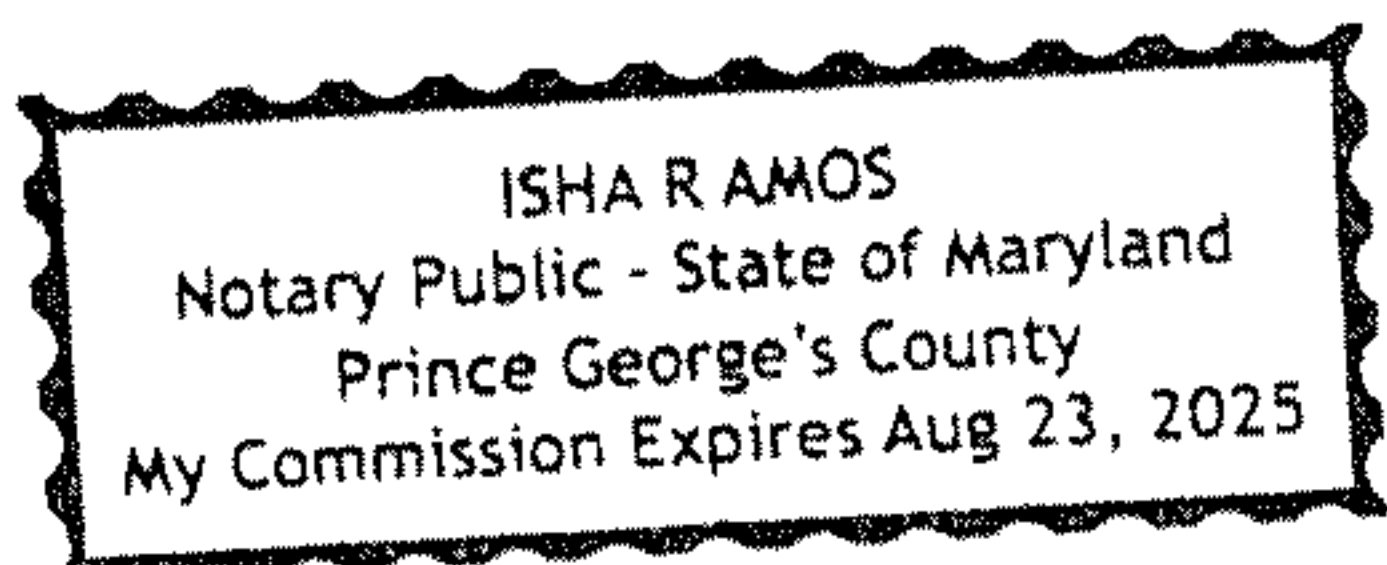
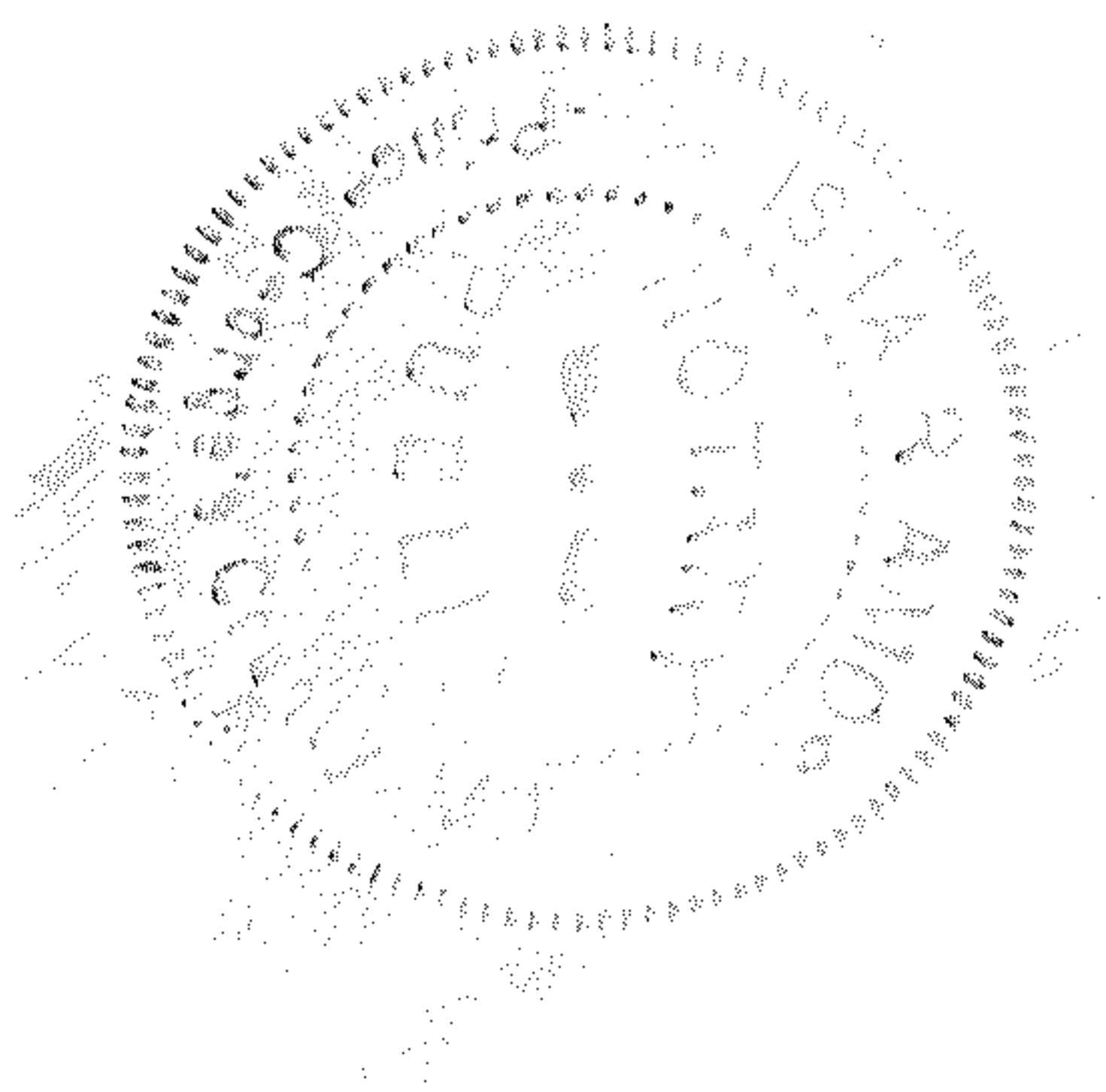


EXHIBIT A

Property 1:
Lot 1911 according to the Survey of OLD CAHABA PHASE V FIRST ADDITION as recorded in Map Book 35,
Page 120, Shelby County, Alabama Records.

File No.: PEL-24-6270

General Warranty Deed - JTROS (AL)

Page 3 of 3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2024 12:21:55 PM
\$203.00 BRITTANI
20240912000283430

Allen S. Bayl