

Send tax notice to:
VEDA GRANGER CARROLL
4574 Old Cahaba Parkway
Helena, Alabama 35080

This Instrument Prepared By:
Christen D. Butler, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR 2024-900133.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, Winston John Carroll, an unmarried person, and Grantor, Veda Granger Carroll, an unmarried person, (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Veda Granger Carroll, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7115, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 7, AS RECORDED IN MAPBOOK 52, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4574 OLD CAHABA PARKWAY, HELENA, AL 35080

SOURCE OF TITLE: Instrument No. 20210917000455070, as recorded in the Probate Court of Shelby County, Alabama.

Subject to:

1. Taxes for the current year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Inst. No. 2014-39995.
5. Right-of-way granted to Alabama Power Company recorded in Volume 230, Page 113; Inst. No. 2015-19045 and Inst. No. 2017-8927; Inst. No. 2018-20157; Inst. 2018-20158 and Inst. No. 2019-42639.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

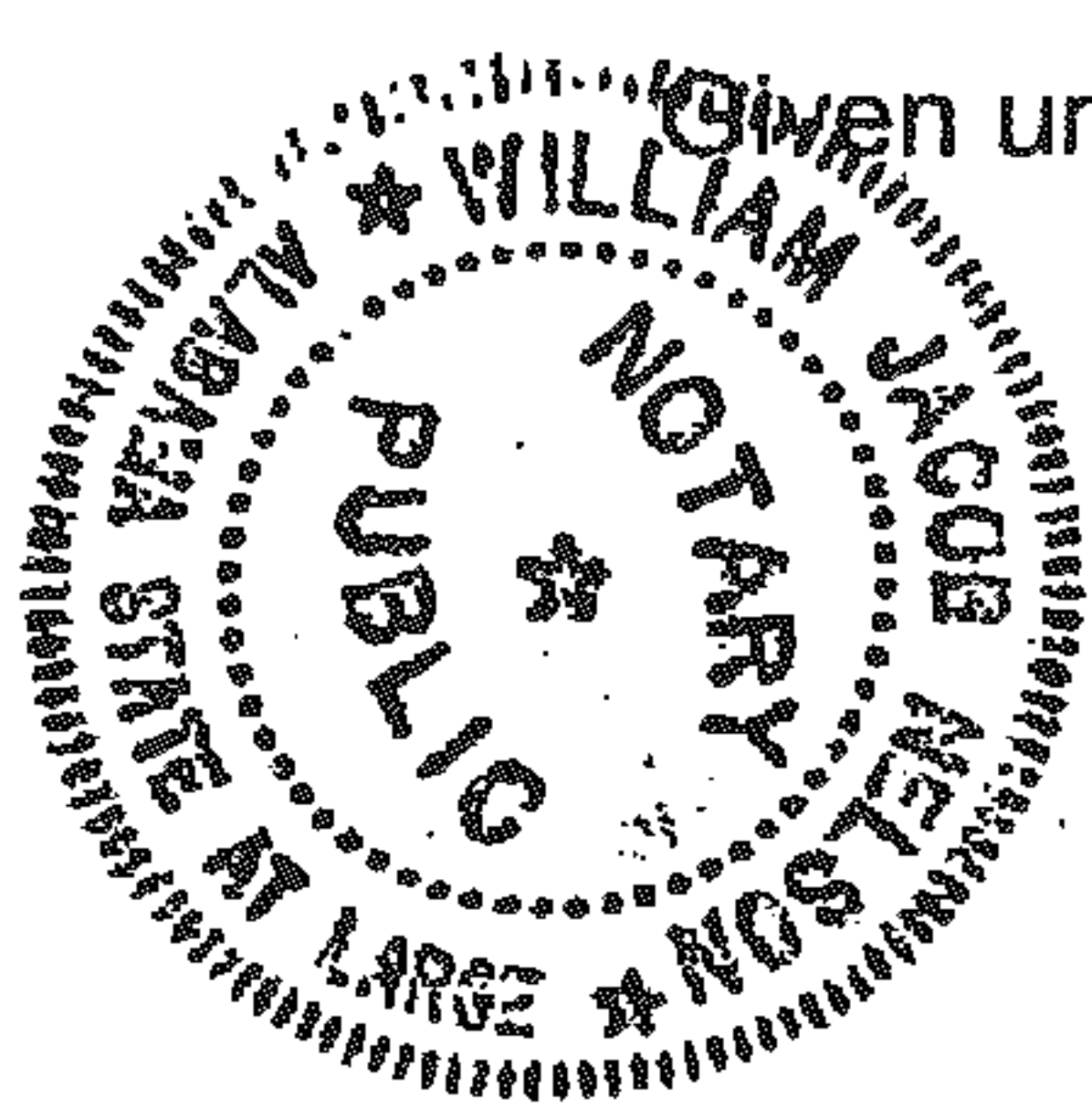
The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to fully transfer 100% of the interest in the property to the Grantee pursuant to the terms contained in the Final Judgment of Divorce.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on

May 17, 24.

Winston J. Carroll
Winston John Carroll

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Winston John Carroll, an unmarried person, 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 the conveyance, he executed the same voluntarily on the day the same bears date.



(NOTARY SEAL)

Given under my hand on May 17, 2024.

William Nelson
Notary Public

William Nelson
Printed Name

My Commission Expires: 6/24/26

Veda Granger Carroll
Veda Granger Carroll

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Veda Granger Carroll, an unmarried person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on May 17, 2024.



Robin Michelle Ivy Goode
Notary Public

Robin Michelle Ivy Goode
Printed Name

My Commission Expires: 12-11-2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2024 02:16:31 PM
 \$236.00 DANIEL
 20241108000349080

Allen S. Bayl

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name and Address:

Winston John Carroll & Veda Granger Carroll
 4574 Old Cahaba Parkway
 Helena, Alabama 35080

Grantee's Name and Address:

Veda Granger Carroll
 4574 Old Cahaba Parkway
 4574 Old Cahaba Parkway

Property Address or Legal Description:
 4574 Old Cahaba Parkway
 Helen, Alabama 35080

Date of Conveyance: _____

Purchase Price: \$ _____

OR

Assessed Market Value: \$204,585.00**

**Tax assessed value of \$409,170 divided by 2 = \$204,585 pursuant to parties' Final Judgment of Divorced in Case No. 58 DR 2024-900133.00

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ **Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.**
- ☒ **Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.**
- ☐ **Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.**
- ☐ **Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.**

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 11-8, 2024

Sign: _____

Print: _____

Agent