

Send Tax Notice to:  
James Randall Carter and Beverly  
Lynn Carter  
8246 North Valley Road  
Pinson, AL 35126

This Instrument Prepared By:  
**Shami Malone**  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-24-10387

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00)** 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

**James Randall Carter, Personal Representative of Estate of Sidney Lanier Morgan, deceased #PR2023-000959, Shelby Co. and Dorothy Merle Hodge, a single woman and Beverly Lynn Carter, a married woman (herein referred to as "Grantor," whether one or more),** whose mailing address is

131 Valentine Circle, Wilsonville, AL 35186

**by James Randall Carter and Beverly Lynn Carter (herein referred to as "Grantee," whether one or more),** whose mailing address is

8246 North Valley Road, Pinson, AL 35126

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **131 Valentine Circle, Wilsonville, AL 35186**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Grantee O.M. Morgan having died on or about August 20, 1996.

**\$0.00 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 8<sup>th</sup> day of January, 2025.

Estate of Sidney Lanier Morgan, deceased #PR2023-000959, Shelby Co. and Dorothy Merle Hodge

By:

James Randall Carter  
James Randall Carter, Personal Representative

Beverly Lynn Carter  
Beverly Lynn Carter

Dorothy Merle Hodge  
Dorothy Merle Hodge

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Randall Carter, Personal Representative**, whose name(s) as **Personal Representative(s)** of **Estate of Sidney Lanier Morgan, deceased #PR2023-000959, Shelby Co.** and **Beverly Lynn Carter**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Sidney Lanier Morgan, deceased #PR2023-000959, Shelby Co.**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2025.

[Signature]  
Notary Public  
Shani S. Malone  
Printed Name  
My Commission Expires: 11/03/2028

State of MD  
County of Baltimore

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dorothy Merle Hodge**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of January, 2025

[Signature]  
Notary Public  
Michael Todd Dackman  
Printed Name  
My Commission Expires: 12/17/27

MICHAEL TODD DACKMAN  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
December 17, 2027

**EXHIBIT A**

**Property 1:**

From the NW corner of the NE 1/4 of the NE 1/4, Section 7, Township 21 South, Range 2 East, run West along the North boundary of the NW 1/4 of the NE 1/4 a distance of 192.19 feet to the point of beginning; thence continue a distance of 200.00 feet; thence left 96 deg. 07 min. a distance of 374.21 feet; thence left 101 deg. 25 min. a distance of 202.87 feet; thence left 78 deg. 35 min. a distance of 312.75 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/09/2025 02:29:43 PM  
\$80.00 JOANN  
20250109000010590

*Allen S. Bayl*