

SEND TAX NOTICE TO:

Todd Gary Carlson and Cynthia Marie Carlson
3004 Long Leaf Lane
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Assessor's Value: \$241,360.00
For recordation purposes & pursuant
to Code of Alabama 1975 § 40-22-1

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Todd Gary Carlson and Cynthia Marie Carlson, husband and wife**, whose address is 3004 Long Leaf Lane, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Todd Gary Carlson and Cynthia Marie Carlson**, whose address is 3004 Long Leaf Lane, Helena, AL 35080 (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 **Todd Gary Carlson and Cynthia Marie Carlson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 3004 Long Leaf Lane, Helena, AL 35080 to-wit:

Lot 14, according to the Survey of Royal Pines, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described part: Commence at the Northeast corner of said Lot 14; thence run South 69 deg. 33 min. 42 sec. West 186.90 feet along the Northerly line of said lot to-the most Northerly corner of said lot and the point of beginning of said exception: Thence run South 01 deg. 48 min. 36 sec. West 29.45 feet along the Westerly line of said lot; thence turn left 90 deg. 00 min. 00 sec. and run Southeast 20.80 feet; thence turn left 90 deg. 00 min. 00 sec. and run Northerly 10.00 feet; thence turn left 46 deg. 55 min. 54 sec. and run Northwest 28.48 feet to the point of beginning.

Todd Gary Carlson (Grantor and Grantee herein) is one and the same person as Todd Carlson, grantee in those certain deeds recorded in Instrument No. 20180523000179950 and Instrument No. 20161219000461830, 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 \$224,000.00 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 18th day of March, 2025.

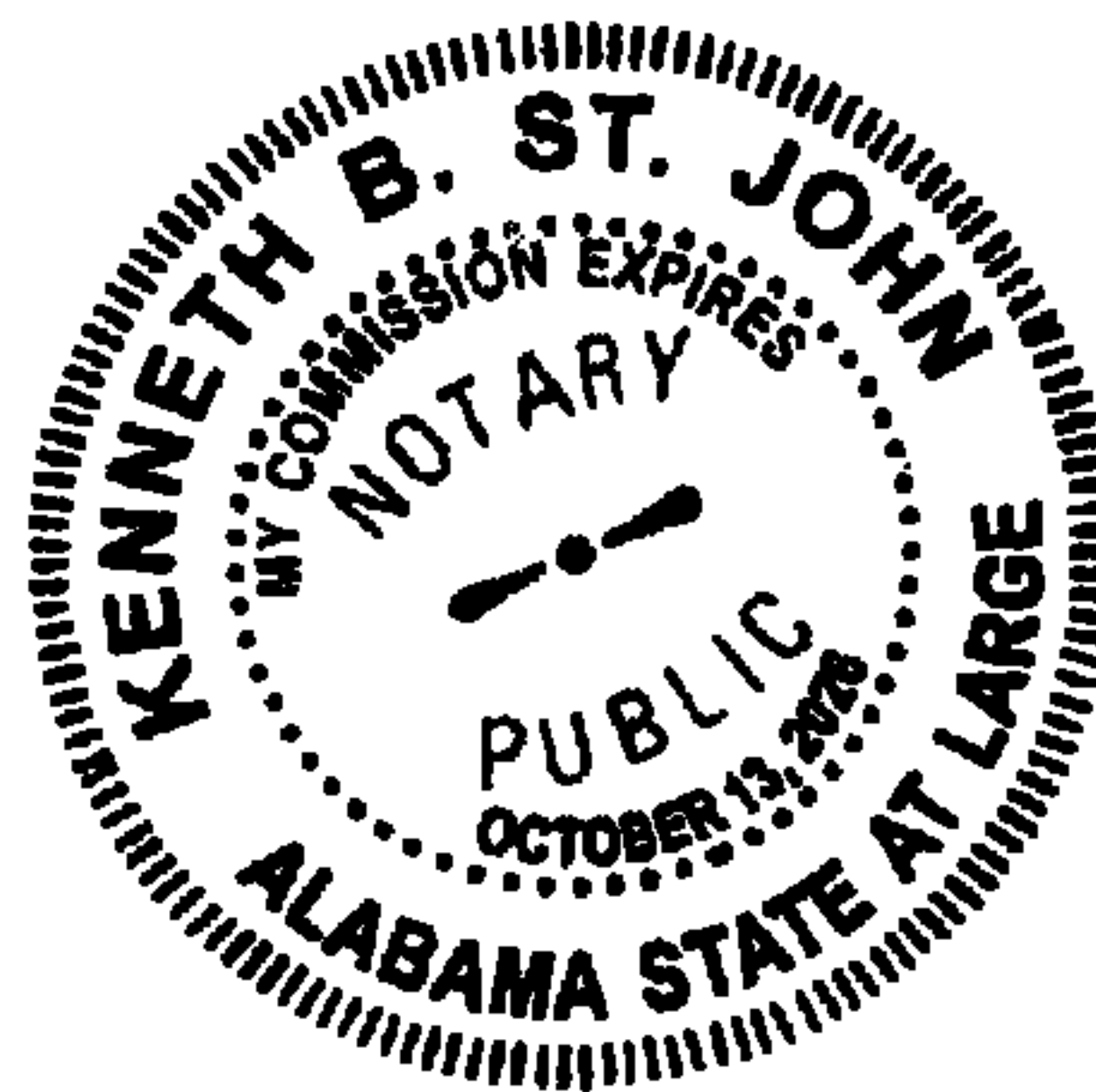
Todd Gary Carlson
Todd Gary Carlson

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Todd Gary Carlson**, 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.

Given under my hand and official seal this 18th day of March, 2025.

Kenneth B. St. John
 Notary Public ;
 My Commission Expires: 10/13/2026



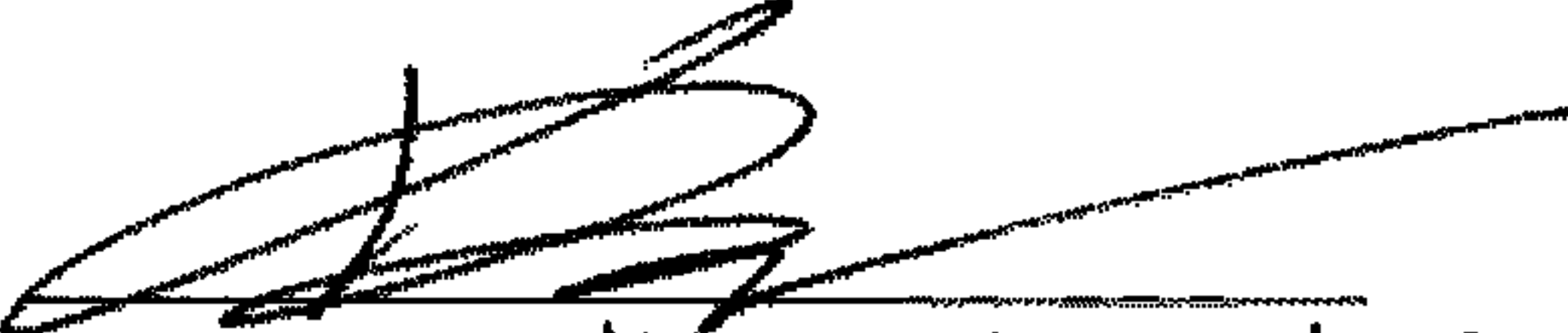
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of March, 2025.

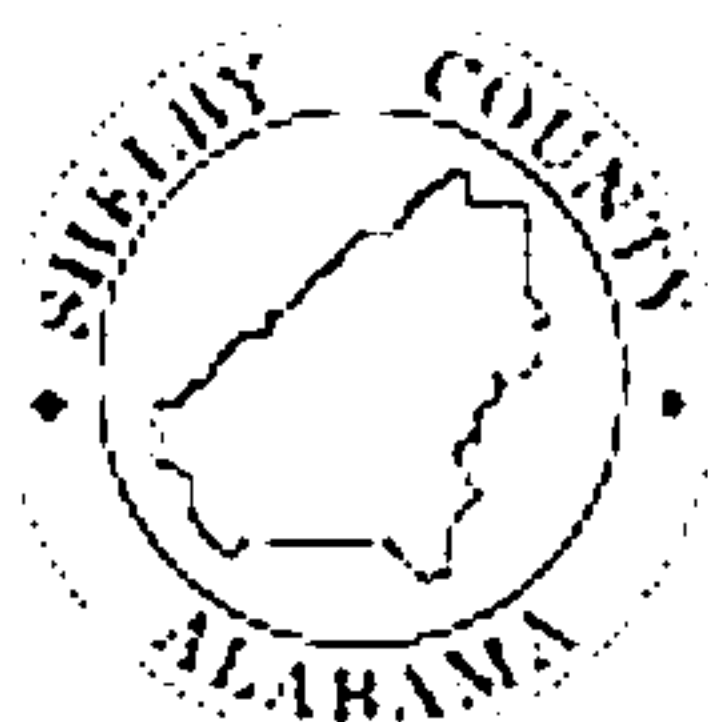
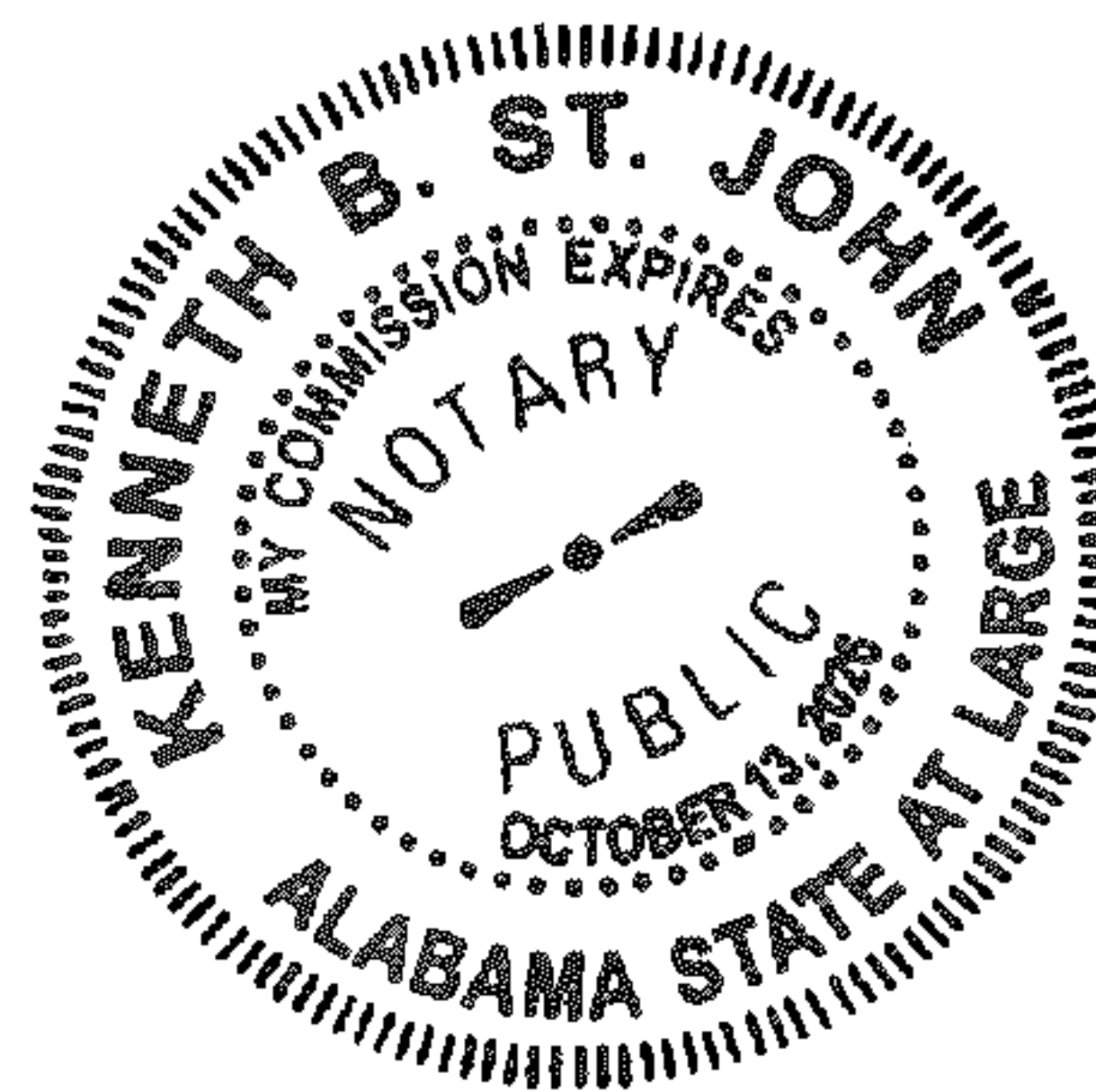

Cynthia Marie Carlson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Cynthia Marie Carlson**, 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 and official seal this 18th day of March, 2025.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2025 01:56:23 PM
\$271.50 JOANN
20250324000087460

