

Send tax notice to:
William Keith McCarter
169 Sweet Gum Drive
Chelsea, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025075

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$472,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Anthony Garrett Smith and Tina Smith, Husband and Wife** whose mailing address is: 28643 Trump Way Orange Beach AL 36561 hereinafter referred to as "Grantors") by **William Keith McCarter and Anna Lysse McCarter** whose property address is: **169 Sweet Gum Drive, Chelsea, AL, 35043** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 205A, according to the Resurvey of Lots 204, 205 & 206, Yellowleaf Ridge Estates Second Sector, as recorded in Map Book 31, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

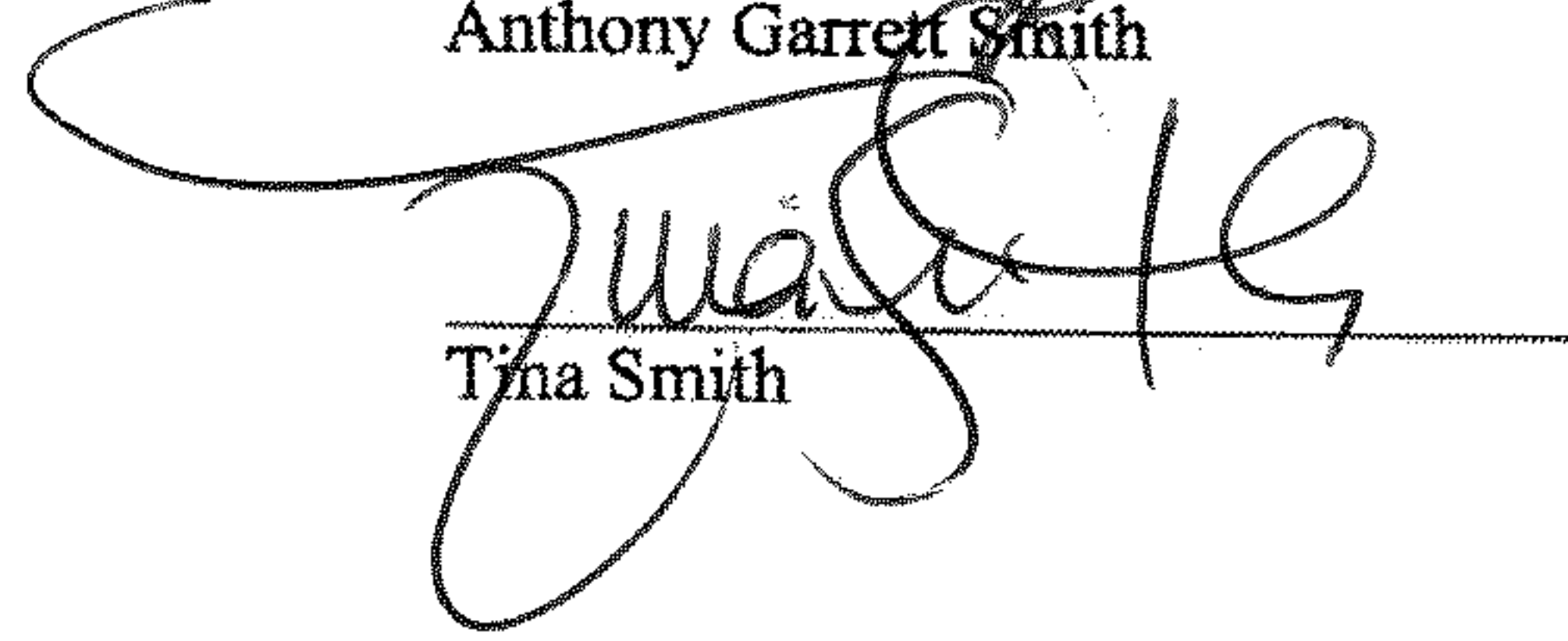
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1996-28631.

\$401,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of March, 2025.


Anthony Garrett Smith

Tina Smith

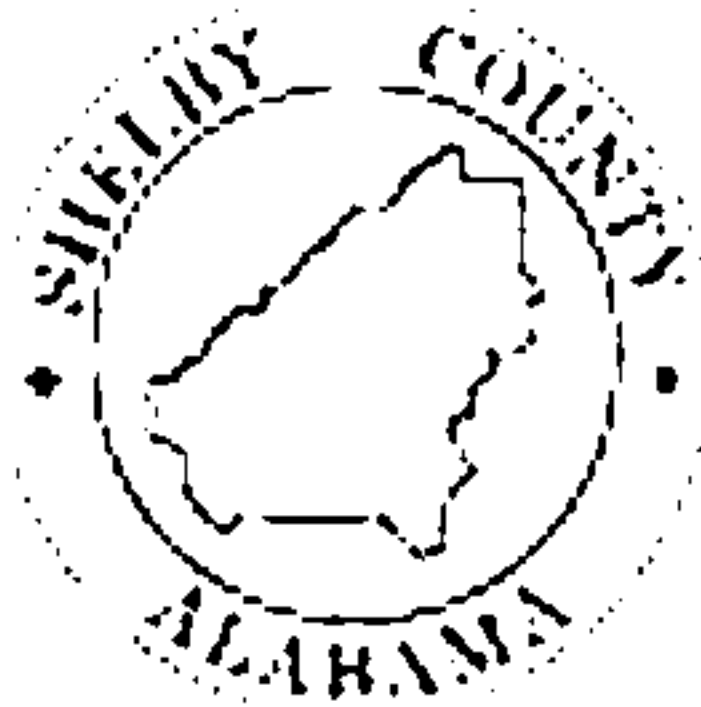
STATE OF Al
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Garrett Smith and Tina Smith whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of March, 2025.


Notary Public
Print Name:
Commission Expires:

Kathie Rachelle Wickware
Notary Public
Alabama State At Large
My Commission Expires: July 2, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 02:59:16 PM
\$96.00 PAYGE
20250402000098860

Allen S. Bayal