

This instrument was prepared by:  
A. Vincent Brown, Jr., Esq.  
510 18th Street North  
Bessemer, AL 35020

SEND TAX NOTICE TO:  
ALTON BUCKY CARLILE  
4313 HERITAGE VIEW ROAD  
BIRMINGHAM, AL 35242

**File #0225-04R**

## **WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

### **KNOW ALL MEN BY THESE PRESENTS:**

That in Consideration of Two Hundred Sixty-Seven Thousand Six Hundred Two and 00/100 Dollars \$267,602.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALTON BUCKY CARLILE, single person, and LAURA E. CARLILE AKA LAURA ELAINE SIMMONS, single person, (Bucky Carlile is one and the same as Alton Bucky Carlile) (Laura E. Carlile is one and the same as Laura Elaine Simmons) whose mailing address is 4313 HERITAGE VIEW ROAD, BIRMINGHAM, AL 35242, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto ALTON BUCKY CARLILE, whose mailing address is 4313 HERITAGE VIEW ROAD, BIRMINGHAM , AL 35242 (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 4313 HERITAGE VIEW ROAD, BIRMINGHAM, AL 35242, to-wit:

Lot 431 according to the Survey of Heritage Oaks, as recorded in Map Book 11,  
Page 23 A and B, in the Probate Office of Shelby County, Alabama

### SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

#### **SUBJECT TO:**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Standard Exceptions:
  - (e) Rights or claims of parties in possession not shown by the public records.
  - (b) Easements, or claims of easements not shown by the public records.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
  - (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.


Taxes or special assessments which are not shown as existing liens by the public records.

3. All taxes for the year 2025 and subsequent years, not yet due and payable.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. 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, are not insured herein.
6. Right-of-way granted to Alabama Power Company recorded in Shelby Real 133, Page 586.
7. Restrictions appearing of record in Shelby Real 140, Page 744; Shelby Real 152, Page 657 and Shelby Real 192, Page 93.

\$267,602.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), ALTON BUCKY CARLILE, single person, and LAURA E. CARLILE AKA LAURA ELAINE SIMMONS, single person, have hereunto set my (our) hand(s) and seal(s) this 20th day of March, 2025.

  
ALTON BUCKY CARLILE (SEAL)

  
LAURA E. CARLILE AKA LAURA ELAINE SIMMONS (SEAL)

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALTON BUCKY CARLILE, single person, and LAURA E. CARLILE AKA LAURA ELAINE SIMMONS, single person, whose name(s) (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 executed the same voluntarily, in said capacity and with full authority, on the day the same bears date.

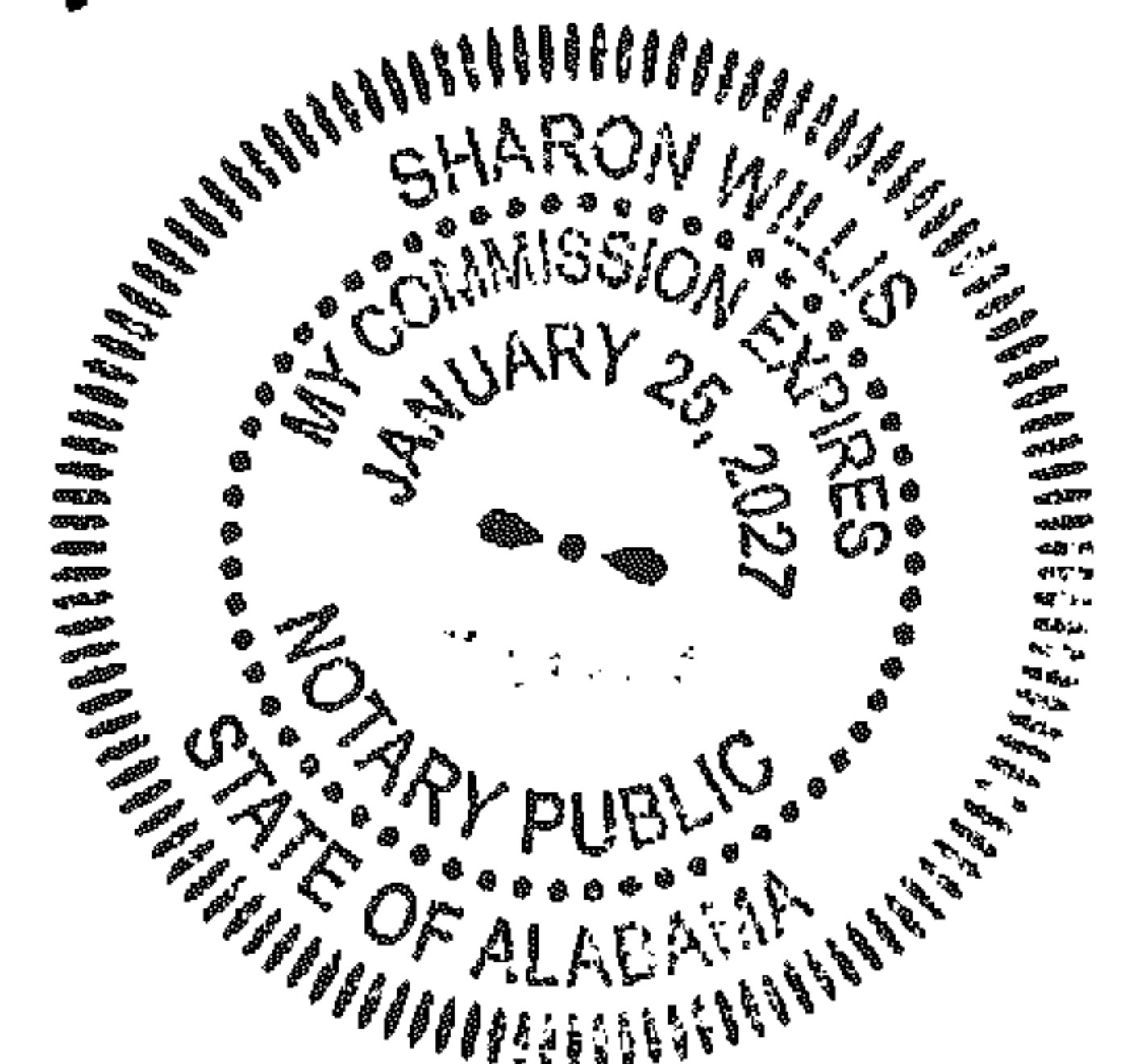
Given under my hand and official seal this 20th day of March, 2025.

Notary Public

My commission expires:

1-25-27

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/07/2025 01:25:28 PM  
\$26.00 JOANN  
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Allen S. Bayl