

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Erica Williams and Edric Williams
2312 Brock Drive
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED FORTY FOUR THOUSAND AND 00/100 DOLLARS (\$444,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Vicki Jean Carmichael and James Donald Carmichael, Jr.

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Erica Williams and Edric Williams

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the SW 1/4 of the SW 1/4 Section 16, Township 19 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 82.00 feet; thence turn an angle of 90 degrees 05 minutes to the right and run a distance of 340.00 feet to a point on the East line of an old road; thence turn an angle of 129 degrees 50 minutes to the right and run along said old road a distance of 106.20 feet; thence turn an angle of 2 degrees 30 minutes to the left and continue along said old road a distance of 189.80 feet; thence turn an angle of 86 degrees 08 minutes 21 seconds to the right and run a distance of 187.78 feet to a point on the East line of the NW 1/4 of the SW 1/4 of said Section 16; thence turn an angle of 56 degrees 28 minutes 39 seconds to the right and run along said East line a distance of 47.00 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Also, a 20 foot wide easement in the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, along the road, from the Northernmost corner of the above described lot extending 100 feet, more or less in length.

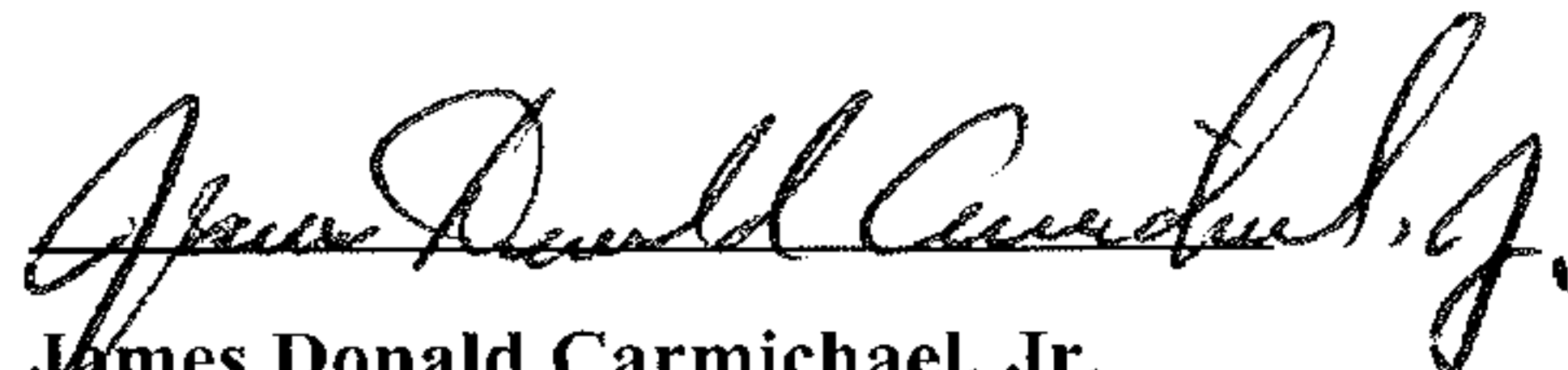
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2025.


Vicki Jean Carmichael

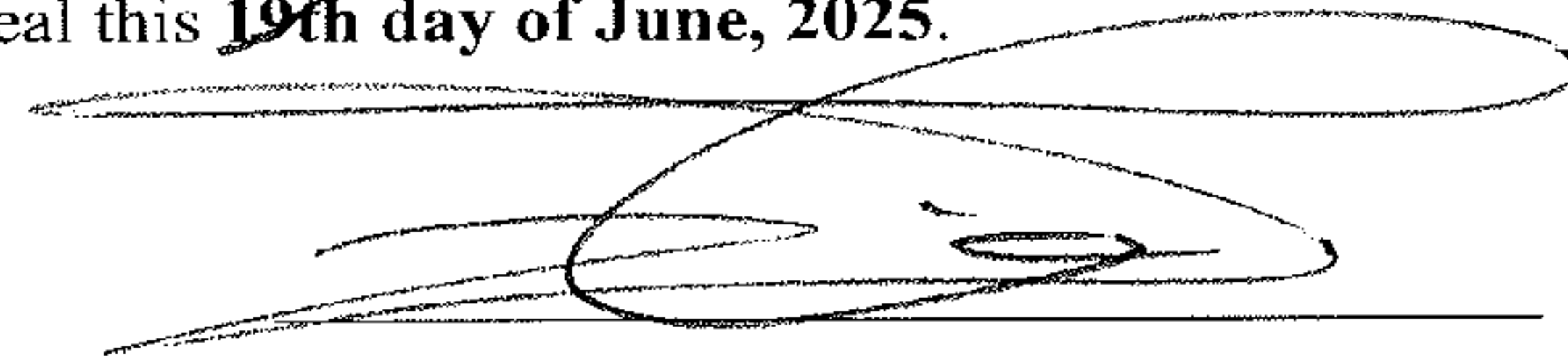

James Donald Carmichael, Jr.

STATE OF ALABAMA

COUNTY OF JEFFERSON

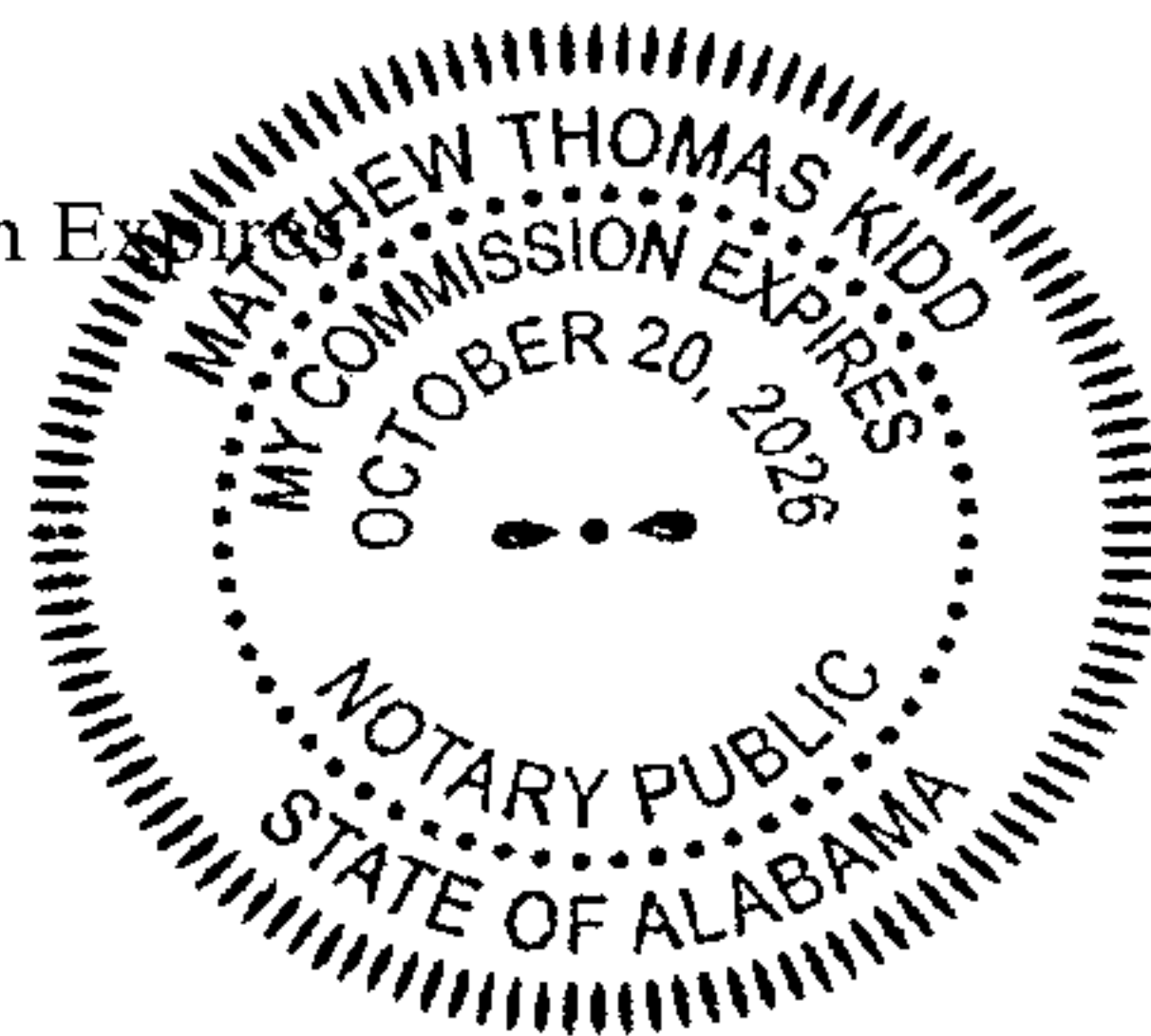
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vicki Jean Carmichael and James Donald Carmichael, Jr.**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{20th} ~~19th~~ day of June, 2025.



Notary Public

My Commission Expires



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Vicki Jean Carmichael
 Mailing Address 695 Signal Valley Trail
Chelsee, AL 35043

Grantee's Name Erica Williams and Edric Williams
 Mailing Address 2312 Brock Dr.
Birmingham, AL 35242

Property Address 2312 Brock Drive
Birmingham, AL 35242

Date of Sale 06/20/2025
 Total Purchase Price \$444,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

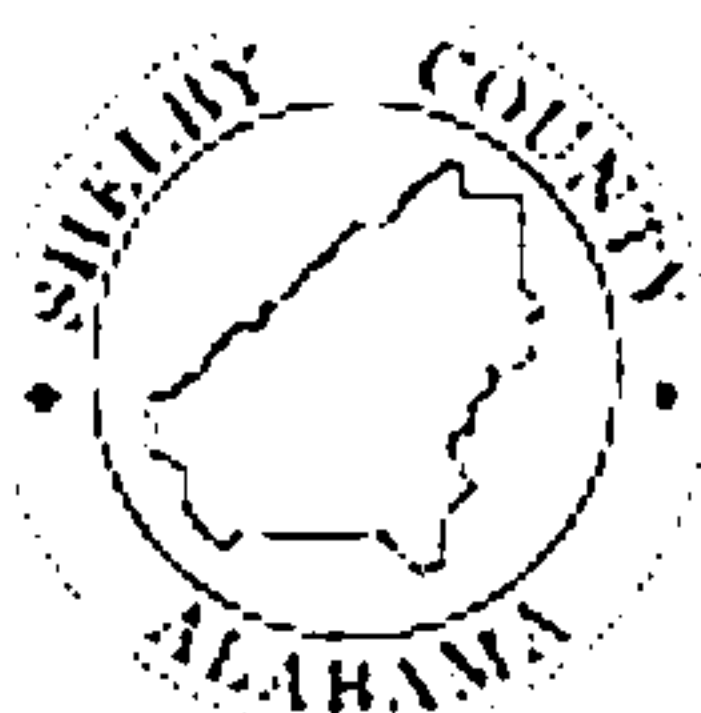
Date 6/20/25

☒ Unattested

Print Shannon Anderson
 Sign Shannon Anderson / Agent
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2025 08:04:57 AM
\$472.00 JOANN
20250623000189610



Form RT-1

Allen S. Bayal