

This instrument was prepared by:
A. Eric Johnston, Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
Tony and Leesa Carter
156 Stonegate Dr.
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

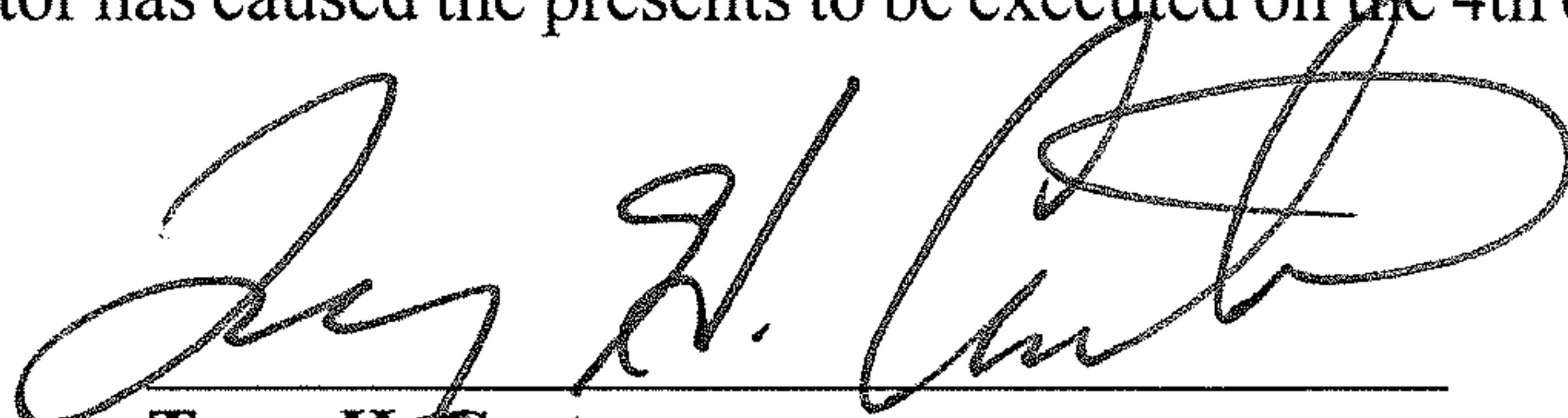
That in consideration of \$1.00 and other good and valuable consideration in hand paid to Tony H. Carter and spouse, Leesa M. Carter ("Grantor"), by Tony Hayes Carter and Leesa Martin Carter as Trustees and any successor Trustee of the Tony and Leesa Carter Family Trust dated September 4, 2025 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Stonegate Realty, Phase One, as recorded in Map Book 29, page 4A & 4B, in the Probate Office of Shelby County, Alabama.

Subject to mortgages, restrictions, encumbrances, and other matters of record.
NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD unto Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused the presents to be executed on the 4th day of September, 2025.



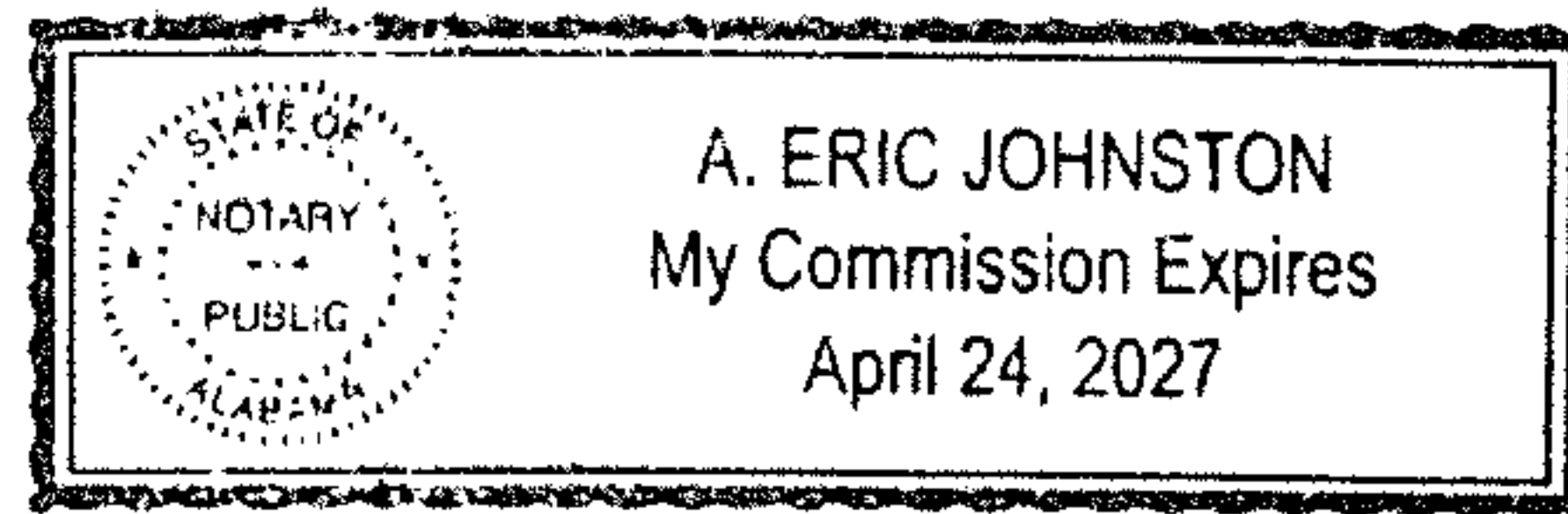
Tony H. Carter

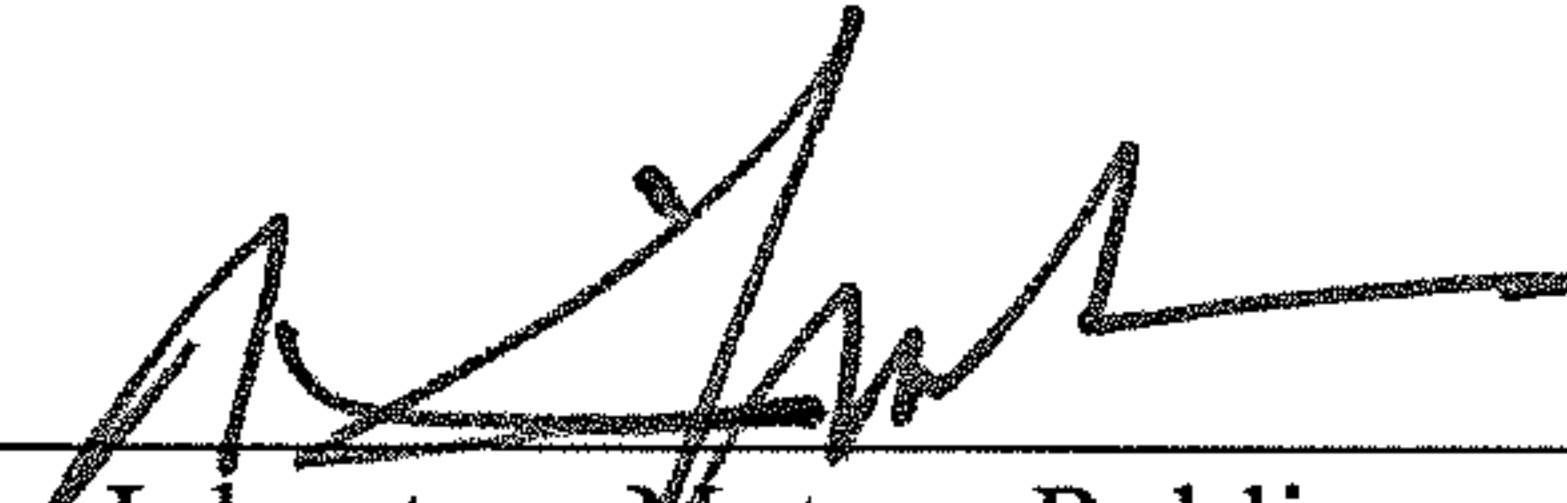

Leesa M. Carter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tony H. Carter and Leesa M. Carter, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

Given under my hand and official seal this the 4th day of September, 2025.





A. Eric Johnston, Notary Public
My Commission Expires: 4-24-25

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

Grantor's Name Tony H. & Leesa M. Carter
 Mailing Address 156 Stonegate Dr.
Birmingham, AL 35242

Grantee's Name Tony Hayes & Leesa Martin Carter, Trustees
 Mailing Address 156 Stonegate Dr.
Birmingham, AL 35242

Property Address 156 Stonegate Dr.
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/04/2025 12:53:21 PM
 \$1283.00 KELSEY
 20250904000271970

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 1,254,000

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 Tax Assessor
☐ 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 9.4.25

Print A. Eric Johnston

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1