

SEND TAX NOTICE TO:

Jana B. Kirksey and Todd M. Lankford
184 Chelsea Station Drive
Chelsea, AL 35043

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$399,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tracy Schmidt Carbonie and Matthew James Olson, a married couple**, whose address is 135 Burnham Street, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Jana B. Kirksey, and Todd M. Lankford**, whose address is 184 Chelsea Station Drive, Chelsea, AL 35043, (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, **Jana B. Kirksey, and Todd M. Lankford, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 184 Chelsea Station Drive, Chelsea, AL 35043**, to-wit:

Lot 120, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, 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 \$279,000.00 executed and recorded simultaneously herewith.

Tracy C. Schmidt Carbonie is one and the same person as Tracy Schmidt Carbonie.

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 30th day of September, 2025.


Tracy Schmidt Carbonie


Matthew James Olson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tracy Schmidt Carbonie and Matthew James Olson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2025.


Notary Public

My Commission Expires: 1/29/29

JORDAN SMITH
Notary Public
Alabama State at Large
My Commission Expires Jan 29, 2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 11:32:32 AM
\$146.00 JOANN
20251001000300930

