



20260106000004240 1/3 \$190.00  
Shelby Cnty Judge of Probate, AL  
01/06/2026 02:25:42 PM FILED/CERT

This document prepared by:  
Amy R. Milling, Attorney  
310 Canyon Park Drive  
Pelham, AL 35124  
(205) 620-1278

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
Inst #20041208000670200, Shelby County  
Probate Judge, Shelby County, Alabama,  
12/08/2004.

### WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **James A. Carter**, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto **James Alonzo Carter**, as Trustee of the **James Alonzo Carter Family Revocable Living Trust** dated 12/22, 2025, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 943 according to the Survey of Waterford Town homes Sector 1 Phase 1 as recorded in Map Book 31, Page 137 in the Probate Office of Shelby County, Alabama.

Shelia Jane Carter, one of the original Grantees in that certain deed recorded on 12/08/2004, died on or about March 27, 2019.

Subject To:

1. Taxes for the year which constitute a lien but are not yet due and payable until October 1<sup>st</sup>.
2. Ordinance with the City of Calera as recorded in Instrument 2000-0006.
3. Right of way to Shelby County, as recorded in Deed Book 240, Page 36.
4. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1995-1640 and Real 345 Page 744.
5. Terms and Conditions as recorded in Instrument 1995, Page 1640 Articles of Waterford Home Owners Association, as recorded in Instrument 2001, Page 12817.
6. Articles of Organization of Waterford, LLC, as recorded in Instrument 1999, Page 49065.
7. Covenants, restrictions and easements to be filed for record specifically related to Waterford Town homes.
8. Declaration of restrictions, covenants and easements, as recorded in Instrument 2000, Page 40215 and amended in Instrument 2001, Page 12819.
9. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.
10. Release of damages as recorded in 1995-1640 and Real 345, Page 744.

Shelby County, AL 01/06/2026  
State of Alabama  
Deed Tax: \$162.00

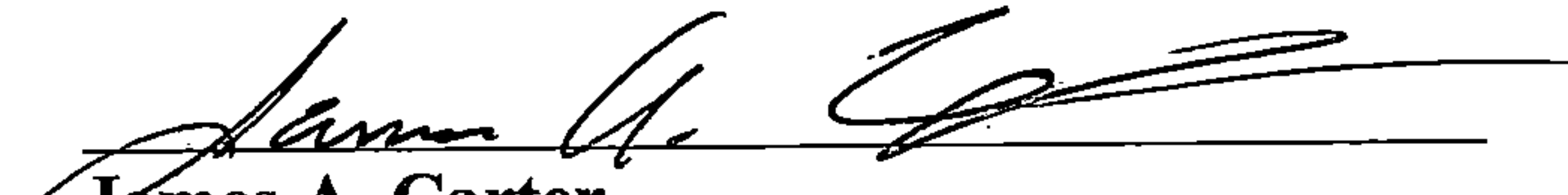


- 11. A 8 foot easement on back of east sides, of subject property as shown on recorded map.
- 12. Easement and right of way with Alabama Power Company, as recorded in Instrument 2004-35497.
- 13. 7.5 foot alley easement on the northwesterly side, as shown on recorded map.
- 14. Articles of Waterford Home Owners Association, as recorded in Instrument 2001, Page 12817.
- 15. Restriction covenants, as set forth in Instrument 2004-46709.

**TO HAVE AND TO HOLD** the same unto the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this the 22 day of December, 2025.

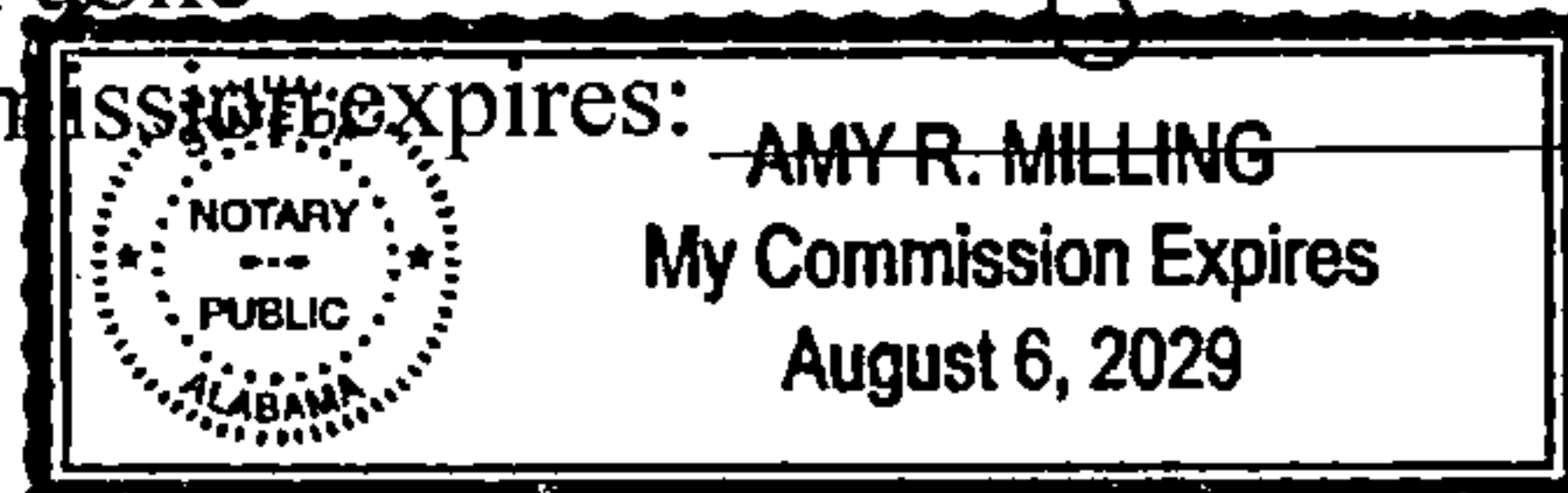
  
James A. Carter

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **James A. Carter**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of December, 2025

  
Notary Public  
My commission expires:



Send tax notice to:  
James Alonzo Carter Family Revocable Living Trust  
509 Waterford Lake Circle  
Calera, AL 35040

### Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James A. Carter  
Mailing Address 509 Waterford Lake Cir  
Calera, AL 35040

Grantee's Name James Alonzo Carter, as Trustee for  
Mailing Address the James Alonzo Carter Family  
Revocable Living Trust. 509  
Waterford Lake Cir, Calera, AL 35040

Property Address 509 Waterford Lake Cir  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 162,000

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Assessor

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 12/22/25

Print James Alonzo Carter

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form