

**SEND TAX NOTICE TO:**

James H. Carter and Charlotte G. Carter  
3438 Indian Lake Dr.  
Pelham, AL 35124

This instrument prepared by:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$489,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **King Family Holdings, LLC, an Alabama Limited Liability Company**, whose address is 437 Hillside Ave., Westfield, NJ 07090, (hereinafter "Grantor", whether one or more), by **James H. Carter and Charlotte G. Carter, husband and wife**, whose address is 3438 Indian Lake Dr., Pelham, AL 35124, (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, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 3438 Indian Lake Dr., Pelham, AL 35124**, to-wit:

**From the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 36, Township 19 South, Range 3 West run northerly along the east boundary line of said ¼ ¼ section for 671.53 feet; thence turn an angle of 90° to the left and run westerly 180.0 feet; thence turn an angle of 90° to the right and run northerly 205.05 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 23°06'51" to the left and run Northwesterly 298.25 feet; thence turn an angle of 106°49'09" to the left and run Southwesterly 190.44 feet; thence turn an angle of 64°01'46" to the left and run southeasterly 306.0 feet; thence turn an angle of 112°58'50" to the left and run northeasterly 233.47 feet, more or less, to the point of beginning. This land being situated in 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.

**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 23rd day of January, 2026.

King Family Holdings, LLC, an Alabama Limited Liability Company

By: [Signature]  
Michael A. King, Managing Member

STATE OF NEW JERSEY  
COUNTY OF UNION

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael A. King, whose name as Managing Member of King Family Holdings, LLC, an Alabama Limited Liability Company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 23rd day of January, 2026.

[Signature]  
Notary Public  
My Commission Expires: 5/30/2028

MICHAEL C. MELILLO JR.  
Notary Public of New Jersey  
ID# 50210550  
Commission Expires May 30, 2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2026 07:59:28 AM  
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[Signature]