

Send tax notice to:

SANDRO FERNANDES DA SILVA
417 BENT CREEK TRACE
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014258


20140612000178800 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
06/12/2014 02:46:11 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Nine Thousand and 00/100 Dollars (\$259,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BARRY NAVARRE and ANGELA NAVARRE, Husband and Wife **whose mailing address** is: 428 Highland Ridge Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by SANDRO FERNANDES DA SILVA and SARAH GLOVER DA SILVA **whose mailing address** is: 417 Bent Creek Trace, Chelsea, AL 35043 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION, SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

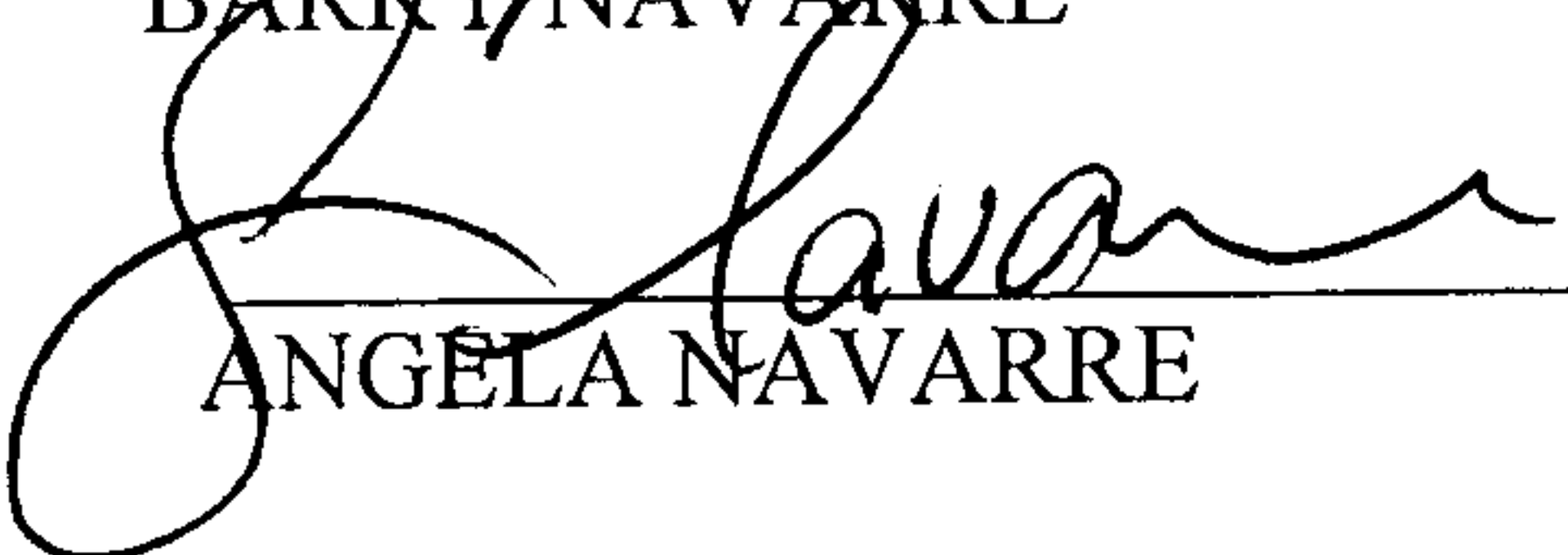
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF BENT CREEK SUBDIVISION, SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING INSTRUMENT NO. 1994-29305; DEED BOOK 154, PAGE 45; DEED BOOK 171, PAGE AND DEED BOOK 244, PAGE 587.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20080826000341680, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20051031000564180, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO BELL SOUTH AS SET FORTH IN INSTRUMENT NO. 2005121200641700 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 126, PAGE 55.

8. RAILROAD RIGHT OF WAY RESERVED BY SOUTHAND NORTH ALABAMA RAILROAD BY DEED BOOK "T", PAGE 655.
9. MINERAL AND RESTRICTIONS SET OUT IN DEED BOOK 244, PAGE 587.

\$237,179.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of June, 2014.

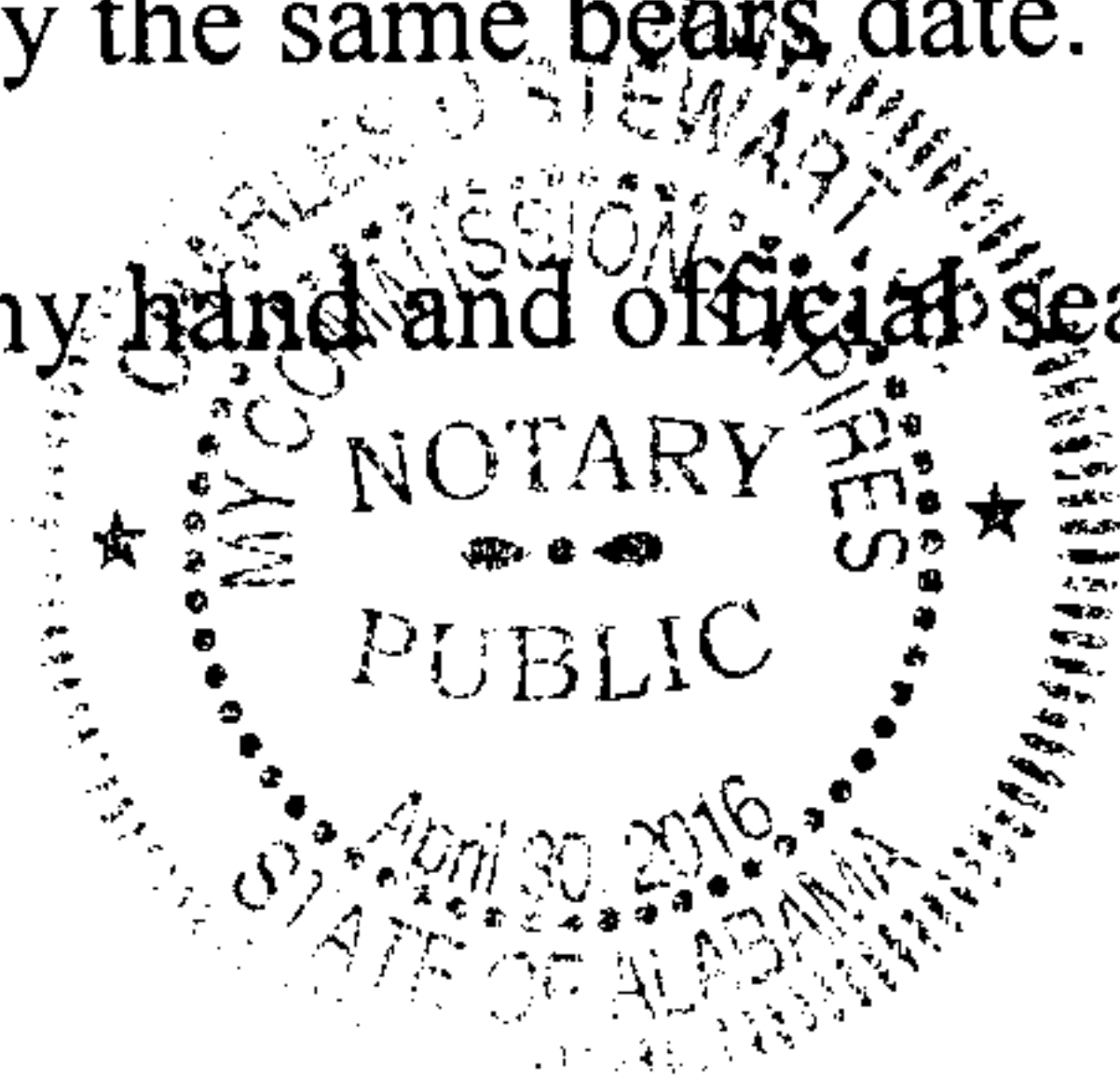

BARRY NAVARRE

ANGELA NAVARRE


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARRY NAVARRE and ANGELA NAVARRE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 2014..




Notary Public
Print Name: Charles D Stewart-J
Commission Expires: 4-30-16