

Send tax notice to:

Joseph P. Roberto and Joelle M. Roberto
401 Southern Ln.
Helena, AL 35080-7424
HOV1800166

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Allecia Chiodo, a married woman**, whose mailing address is 14 Blake Way, Osprey, FL 34229 (hereinafter referred to as "Grantors"), by **Joseph P. Roberto and Joelle M. Roberto** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 5, according to the Final Plat of Sunset Meadows as recorded in Map Book 29, Page 106, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$453,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

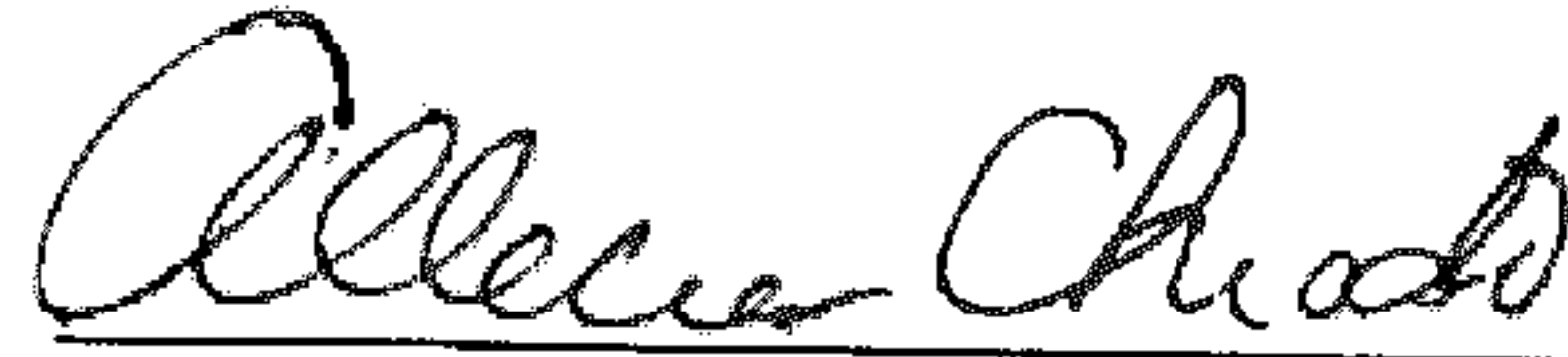
\$146,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Allecia Chiodo has hereunto set her signature and seal on May 16, 2018.



Allecia Chiodo

STATE OF FLORIDA

COUNTY OF Seasata

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allecia Chiodo, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2018.

(NOTARIAL SEAL)


Notary Public

Print Name: R. Christopher Kniceley

Commission Expires: May 23, 2019



R. Christopher Kniceley
Notary Public
State of Florida
MY COMMISSION # FF 228618
Expires: May 23, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/18/2018 01:57:02 PM
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