

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Shelby Tax Notice To:
Chase Everett McRee and Karlie P. McRee
2040 Rossburg Place
Calera, AL 35040



20180604000194820 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/04/2018 09:59:21 AM FILED/CERT

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$114,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Pedro M. Dacosta and Stephanie Dacosta, a married couple (the "Grantor", whether one or more), whose mailing address is 3145 Chestnut Oaks Drive, Birmingham, AL 35244, do hereby grant, bargain, sell, and convey unto Chase Everett McRee and Karlie P. McRee (the "Grantees"), whose mailing address is 2040 Rossburg Place, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2040 Rossburg Place, Calera, AL 35040; to-wit

Lot 109, according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to:

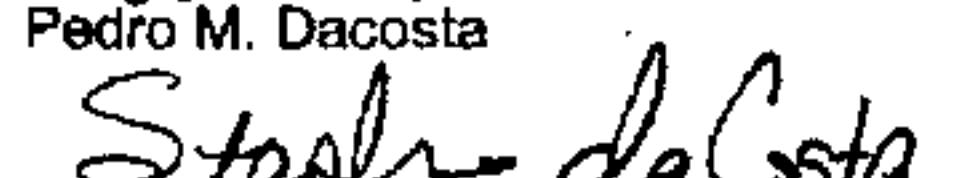
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Note: \$114,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Pedro M. Dacosta and Stephanie Dacosta, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of May, 2018.


Pedro M. Dacosta

Stephanie Dacosta

State of Alabama

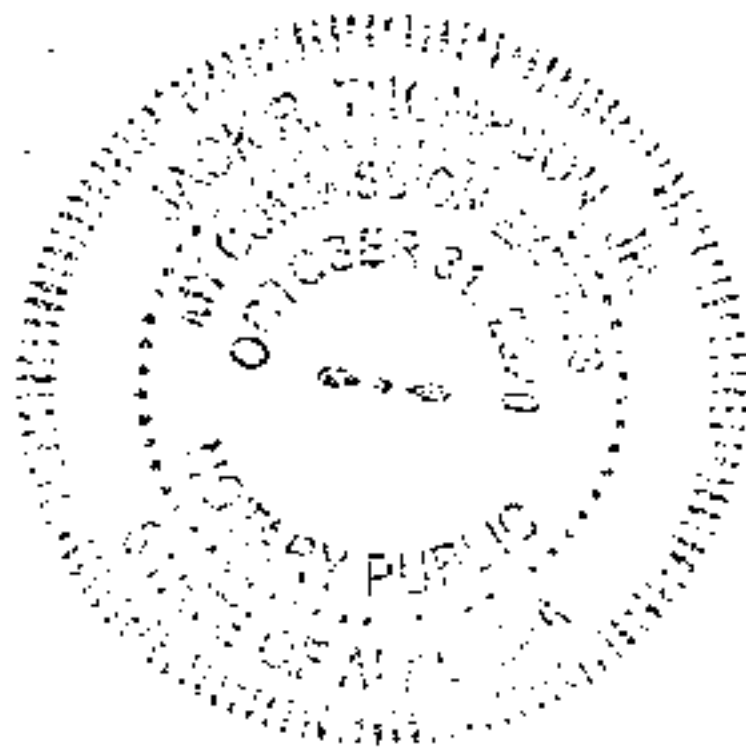
County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Pedro M. Dacosta and Stephanie Dacosta, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of May, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded



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bate Judge,

