

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

Send tax notice to:
Andres E. Ragazzoni and Nereida Ragazzoni
208 Ambergate Cir.
Pelham, AL 35124
BHM1900500

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190524000178120
05/24/2019 09:16:22 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$319,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **DAL Properties, LLC**, whose mailing address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **Andres E. Ragazzoni and Nereida Ragazzoni** (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 2302, according to the Final Plat of Ambergate at Ballantrae, as recorded in Map Book 49, Page 85, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$310,303.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

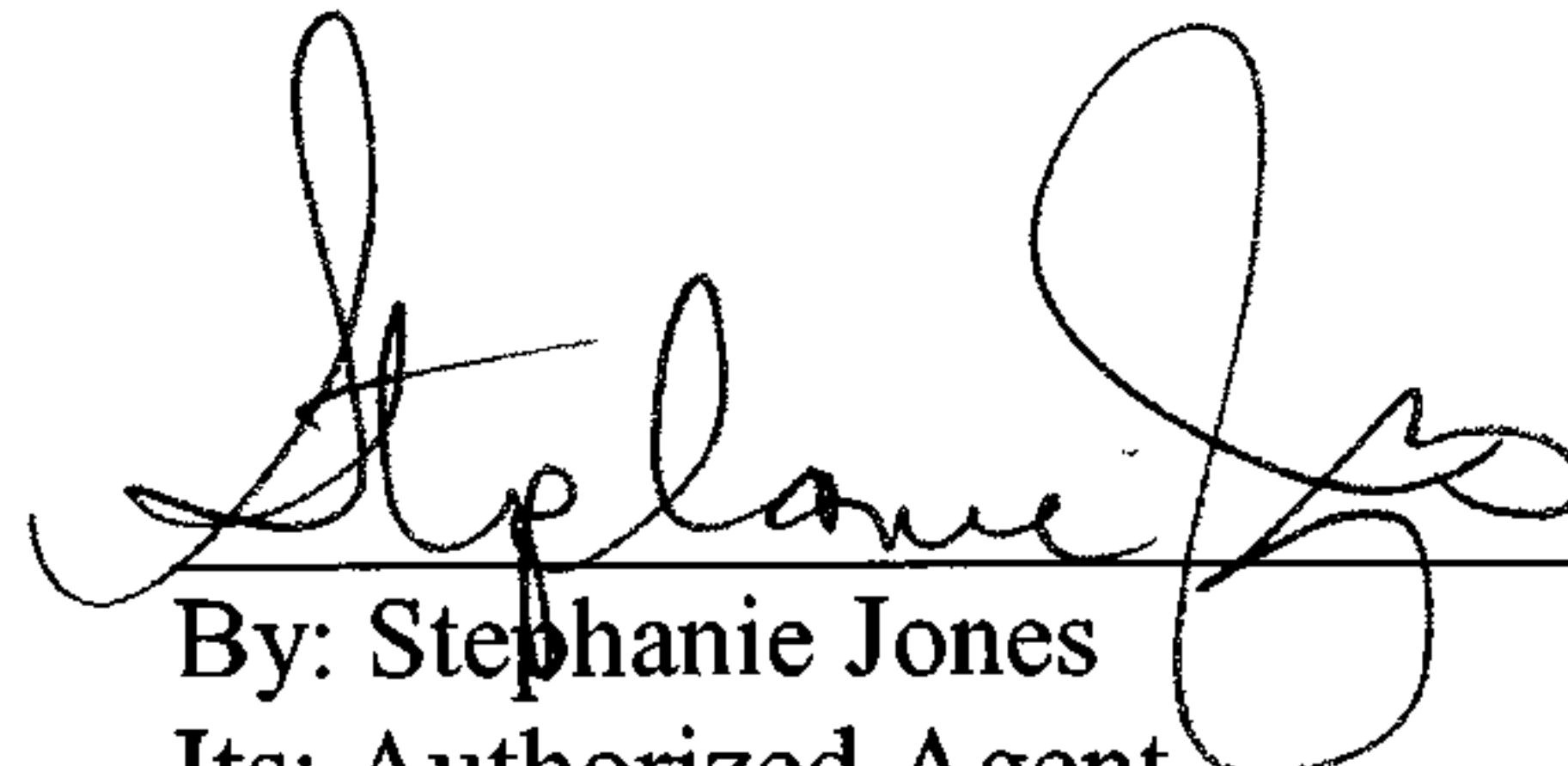
\$5,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 22nd day of May, 2019.

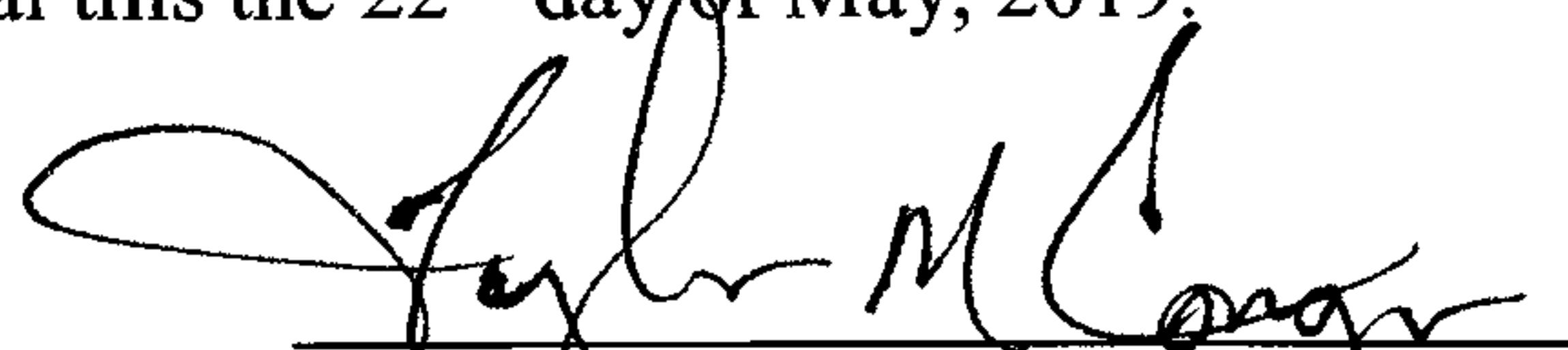
DAL Properties, LLC

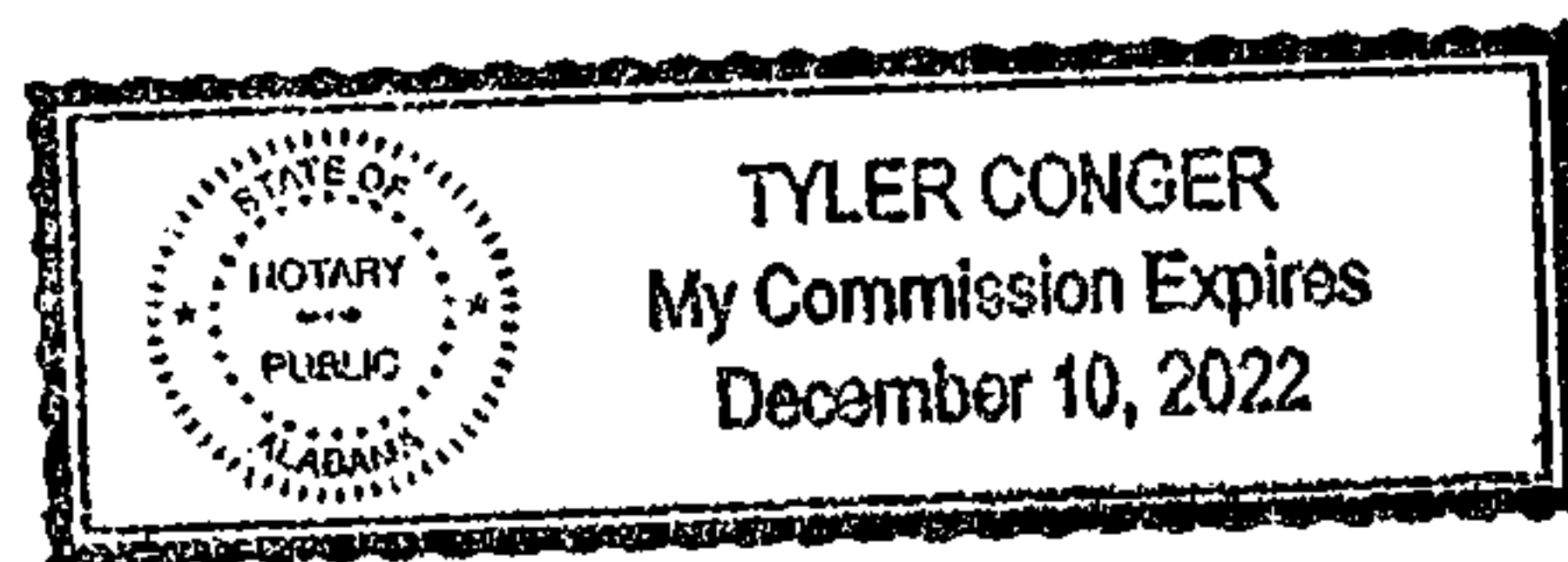

By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 22nd day of May, 2019.


Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2019 09:16:22 AM
\$23.00 CHERRY
20190524000178120

Allie S. Bayl