

Send tax notice to:
Sando Sunday Domingo and Amivi Kissih
139 W. Stonehaven Cir.
Pelham, AL 35124
BLD1900252

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

State of Alabama
County of Shelby

20191202000445370
12/02/2019 03:59:27 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Char Investments, LLC**, whose mailing address is 5184 Caldwell Mill Road, Suite 204-316, Birmingham, AL 35244 (hereinafter referred to as "Grantors"), by **Sando Sunday Domingo and Amivi Kissih** (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 64, according to the Survey of The Cottages at Stonehaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$173,250.00 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, Char Investments, LLC, by Laura Echols, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26th day of November, 2019.

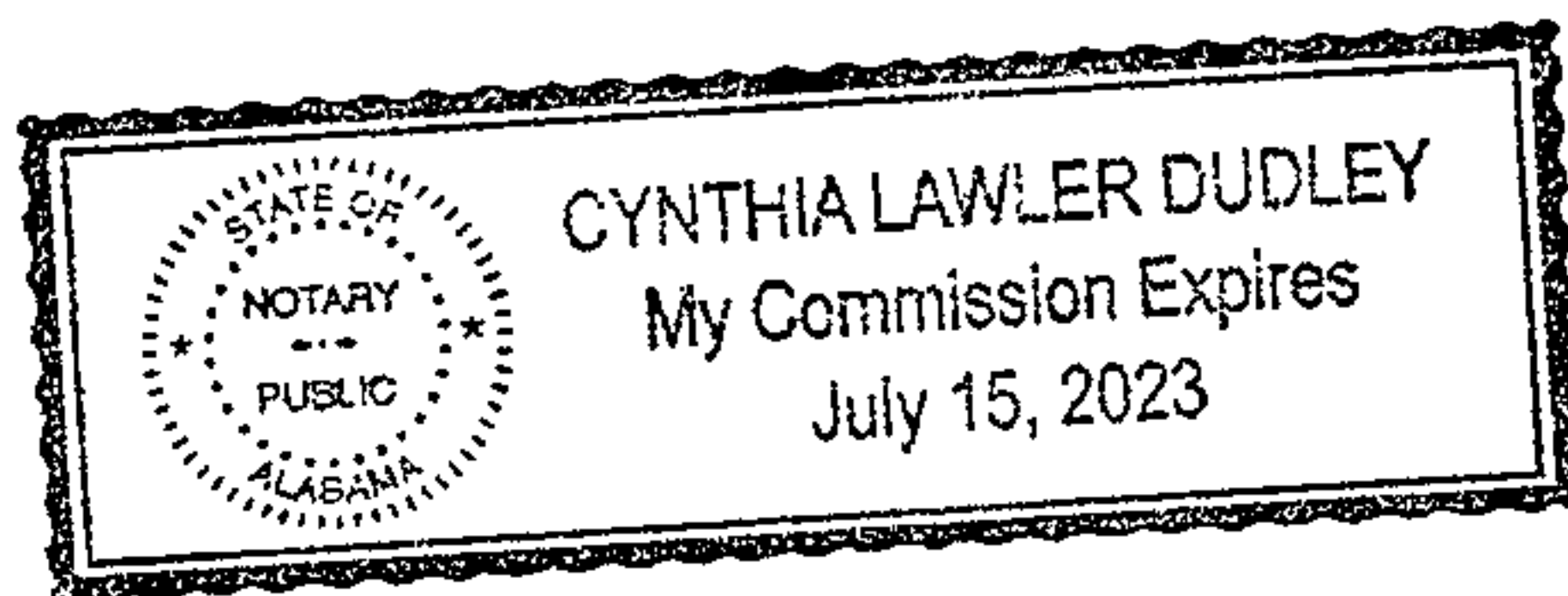
Char Investments, LLC


By: Laura Echols
Its: Authorized Agent

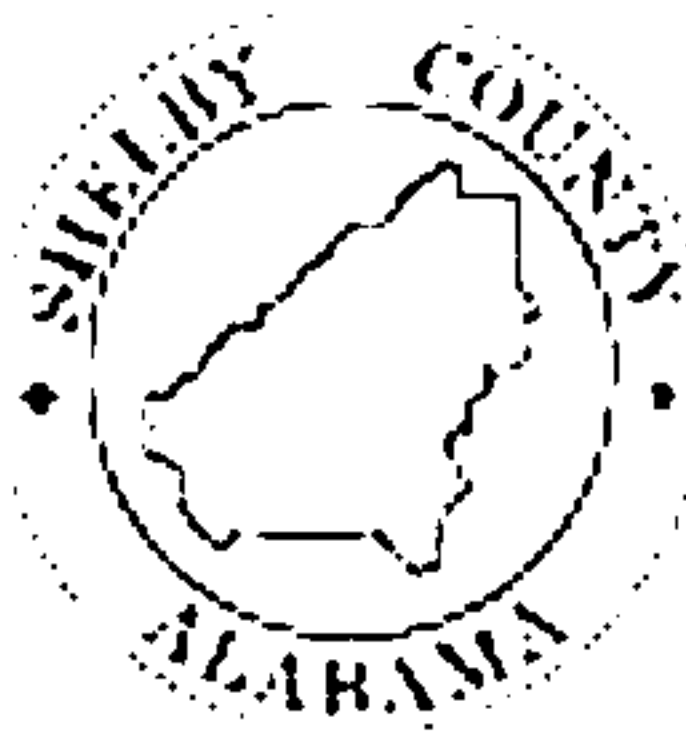
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Echols, whose name as Authorized Agent of Char Investments, 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 26th day of November, 2019.




Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2019 03:59:27 PM
\$44.50 CHARITY
20191202000445370

