

20200618000250160
06/18/2020 03:55:49 PM
DEEDS 1/2

Send tax notice to:
Vincent Conte, Alexandra Santos, Gustavo Santos
1916 Chandalar Court
Pelham, AL 35124
BHM2000699

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 **One Hundred Eighteen Thousand and 00/100 Dollars (\$118,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Betty R. Beasley-Hardin, an unmarried woman**, whose mailing address is: **7516 Carrollwood Way, Trussville, AL 35173** (hereinafter referred to as "Grantors"), by **Vincent Conte, Alexandra Santos, and Gustavo Gomes dos Santos** (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:

Unit "A", Lot 1, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 79.13 feet, thence 90 degrees right in a Southwesterly direction a distance of 21.53 feet to the point of beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the front of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "A" and "B", thence continue in a Southwesterly direction along the center line of fence, party wall and fence common to Units "A" and "B" a distance of 67.81 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C", and "D", thence left in a Southeasterly direction along the center line of last described wood fence a distance a distance 5.90 feet to the most Northerly corner of attached storage compartment, thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.30 feet, thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 7.86 feet, thence left in a Northeasterly direction along the Southeast wall of said storage compartment a distance of 5.22 feet to the center line of said fence enclosing back of said Units, thence right in a Southeasterly direction along the center line of said fence a distance of 11.86 feet, thence left in a Northeasterly direction along the center line of the wood fence, wall and fence, being the Southeast side of Unit "A", a distance of 67.88 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C", and "D", thence left in a Northwesterly direction along last described center line a distance of 26.15 feet to the point of beginning.

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.

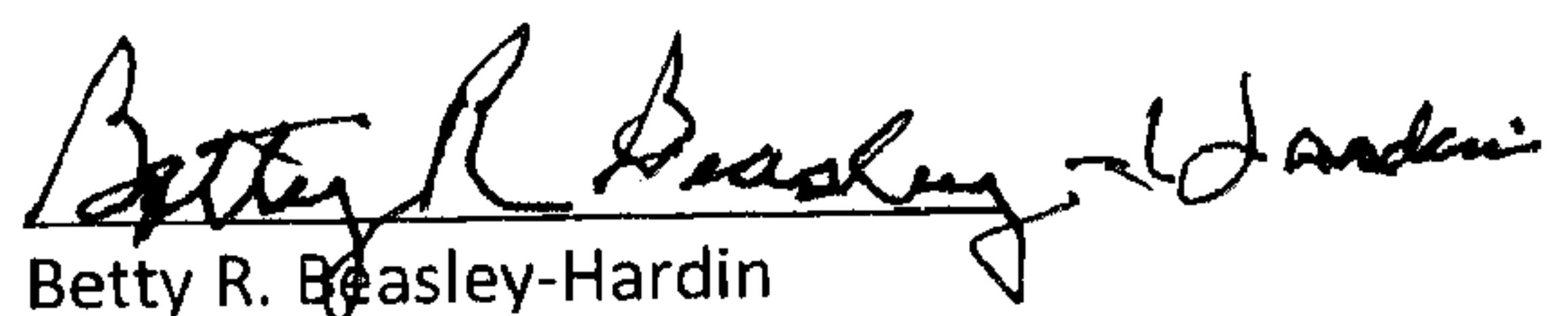
Betty R. Beasley-Hardin conveyed a life estate interest to Ellis Neal Hardin in that deed recorded in Instrument No. 20060110000017520, in the Probate Office of Shelby County, Alabama; Ellis Neal Hardin, having died on or about the 4th day of January, 2018.

\$94,400.00 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 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(s), Betty R. Beasley-Hardin have hereunto set their signature(s) and seal(s) on June 10, 2020.



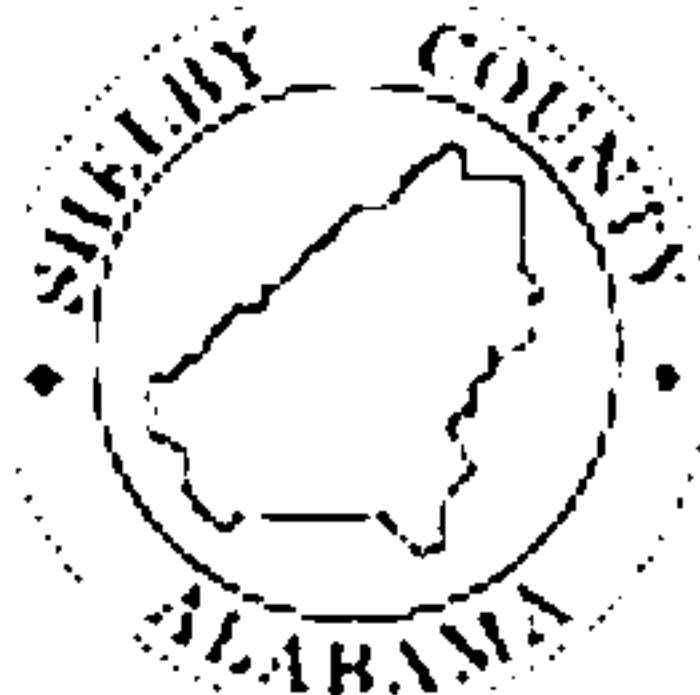
Betty R. Beasley-Hardin

STATE OF ALABAMA
COUNTY OF JEFFERSON

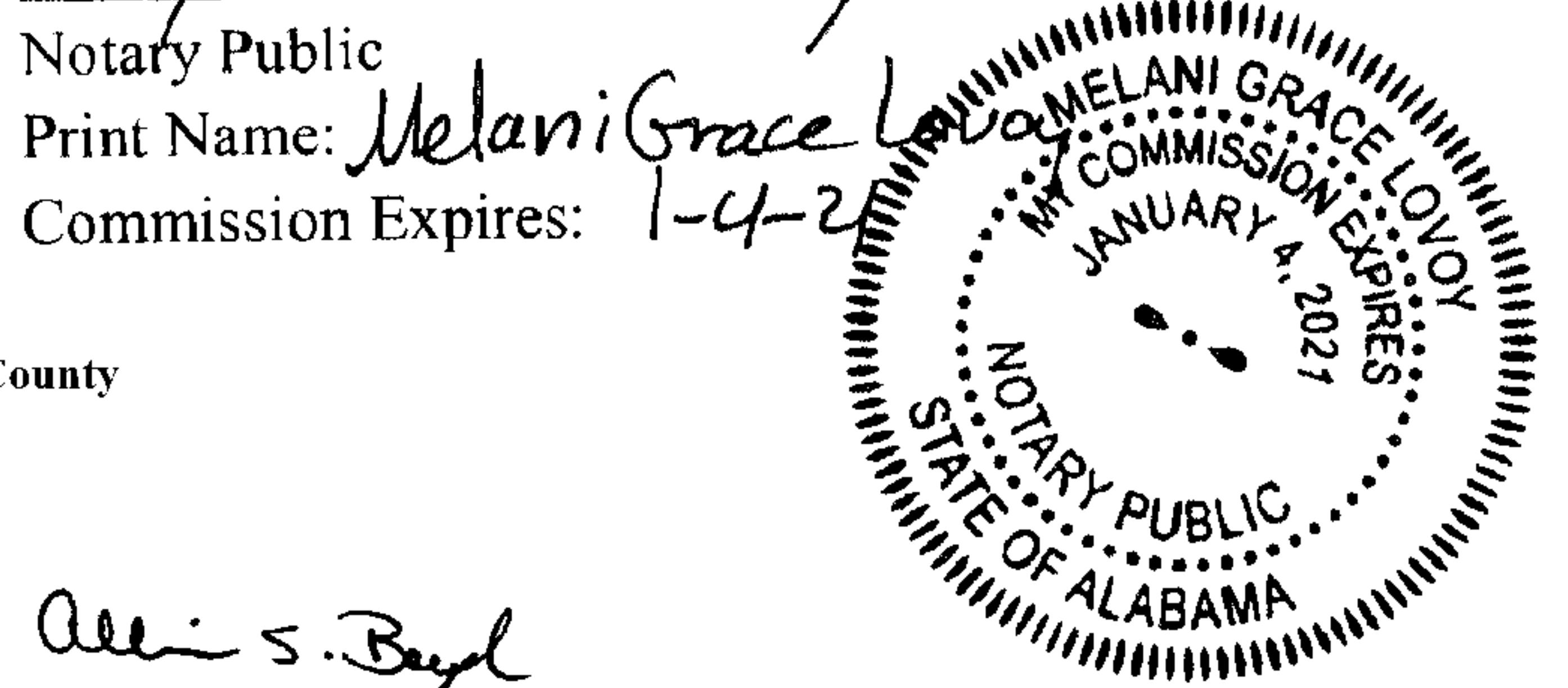
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty R. Beasley-Hardin, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 10th day of June, 2020.

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2020 03:55:49 PM
\$50.00 CHARITY
20200618000250160



Allie S. Boyd