

STATE OF ALABAMA)

COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency of which is acknowledged, **Joseph David Netterville, a married man** ("Grantor"), does hereby grant, bargain, sell and convey unto **Alberto Jesus Osorio and Albert Steven Osorio** ("Grantees"), as joint tenants with rights of survivorship, subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Lot 7, according to the survey of CAHABA RIVER ESTATES, recorded in Map Book 17, page 64, Birmingham Division and in Map Book 3, page 32, Bessemer Division, of the Probate Office of Jefferson County, Alabama and in Map Book 3, page 11, in the Probate Office of Shelby County, Alabama.**

Also, a non-exclusive easement described as follows:

Being a part of Lot 15, Cahaba River Estates, as recorded in Map Book 3, page 11, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

**Begin in the Northeast corner of said Lot 15; thence run South 00°00'01" East along the West line of said Lot 15 a distance of 22.95 feet; thence run South 69°18'25" West a distance of 93.37 feet; thence run North 19°45' West a distance of 20.00 feet; thence run North 69°23'40" East a distance of 100.59 feet to the Point of Beginning.**

**TOGETHER WITH** all rights, easements, privileges, tenements, hereditaments, improvements and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following:

1. *Ad valorem* taxes for 2020 and subsequent years not yet due and payable.
2. Right of way to Jefferson County recorded in Bessemer Real 972 Page 134 in the Probate Office of Shelby County, Alabama.
3. Easement recorded in Bessemer Real 515 Page 435 in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Bessemer Volume 62, page 98 and Bessemer Volume 386, page 530, in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 111, page 625; Deed Book 121, page 294 and Deed Book 127, page 140, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) as recorded in Shelby Misc. Volume 14, page 536, refiled in Bessemer Real 348, page 49 refiled in Birmingham Real 1620, page 377, Amendment No. 1 to Declaration as recorded in Shelby Misc. Volume 17, page 550, refiled in Birmingham Real 1374, page 928, refiled in Bessemer Real 348, page 822 in said Probate Office.
7. Easement to Alabama Power Company recorded in Volume 1954, page 266, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/24/2020  
State of Alabama  
Deed Tax:\$111.50

  
20200724000311550 1/2 \$136.50  
Shelby Cnty Judge of Probate, AL  
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8. All matters that would be disclosed by a current and accurate land survey of the Property.

The Property is neither the homestead of Grantor nor Grantor's spouse.

Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys his interest in the Property to Grantees.

**TO HAVE AND TO HOLD** the Property to Grantees, as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Joseph David Netterville Alberto Jesus Osorio  
2469 North Berry's Chapel Road 177 Brook Trace Drive  
Brentwood, Tn. 37027 Hoover, Al. 35244

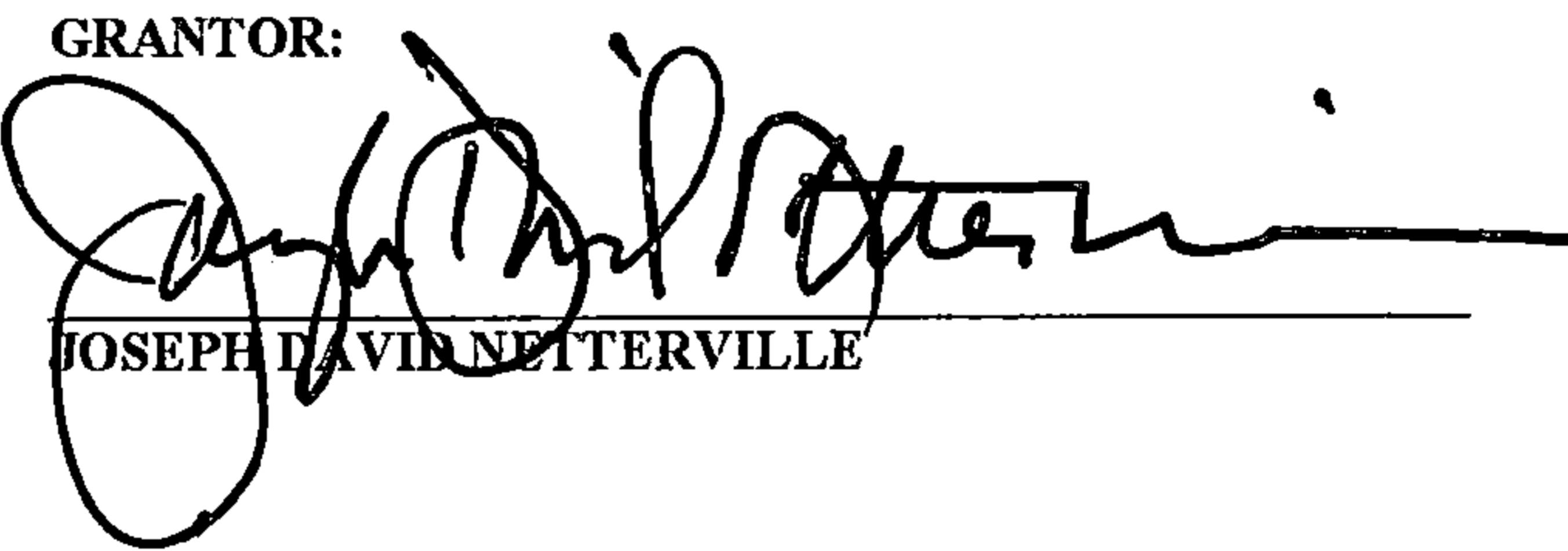
Property Address: 784 Cahaba River Estates, Hoover, Alabama

Purchase Price: \$111,129.70

The Purchase Price of the Property can be verified by the closing statement.

15th IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this the day of June, 2020.

GRANTOR:



JOSEPH DAVID NETTERVILLE

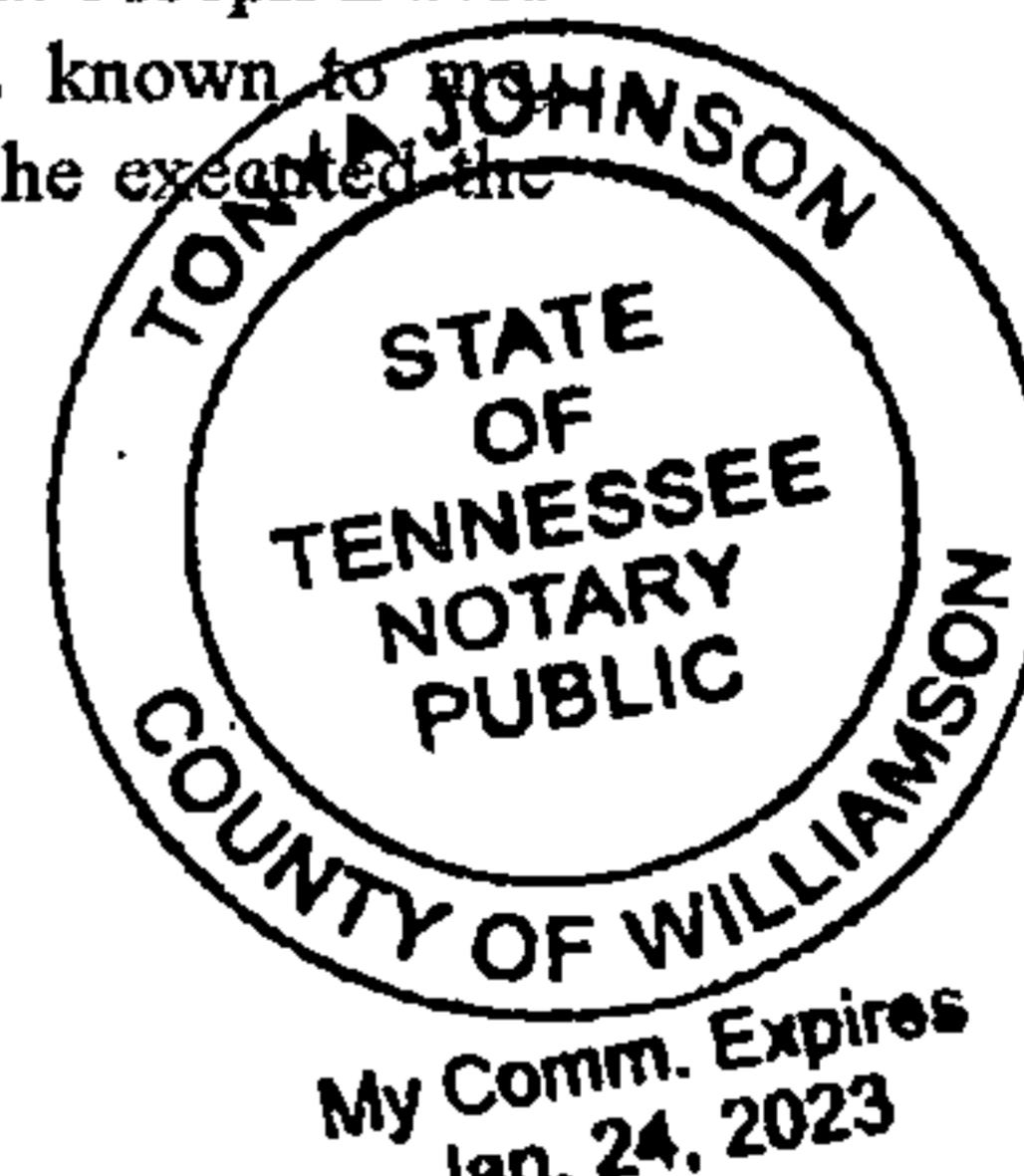
STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph David Netterville, a married man, whose name is signed to the foregoing conveyance and who is known to me to be acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 15<sup>th</sup> day of June, 2020.

Tonya Johnson  
Notary Public  
My Commission Expires: 01/24/23



This instrument was prepared by:

Robert H. Sprain, Jr.  
Friedman, Dazzio, Zulanas & Bowling P.C.  
3800 Corporate Woods Drive  
Birmingham, Al. 35242

Send Tax Notice To:

Alberto Jesus Osorio  
177 Brook Trace Drive  
Hoover, Al. 35244

