

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Beverly Hunter
3145 Chestnut Oaks Dr.
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20200901000385770
09/01/2020 09:20:43 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighty-Seven Thousand And No/100 Dollars (\$287,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Pedro M. da Costa and Stephanie da Costa, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Beverly Hunter (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 21A, according to the map or survey of Resurvey of Lots 15 through 29, inclusive, The Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Probate Office of Shelby County, Alabama.

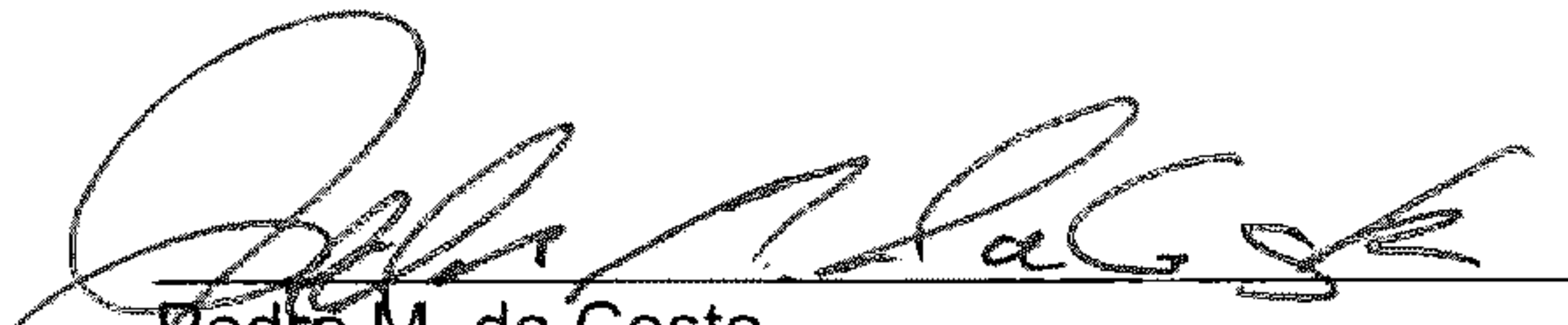
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

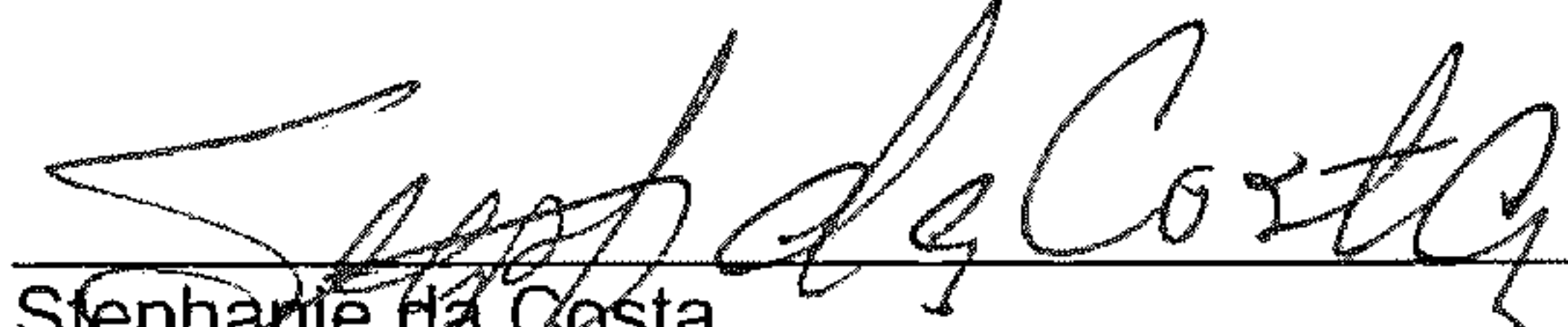
Subject to a third party mortgage in the amount of \$281,801.00 executed and recorded simultaneously herewith.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st day of August, 2020.


Pedro M. da Costa


Stephanie da Costa

STATE OF ALABAMA
COUNTY OF JEFFERSON

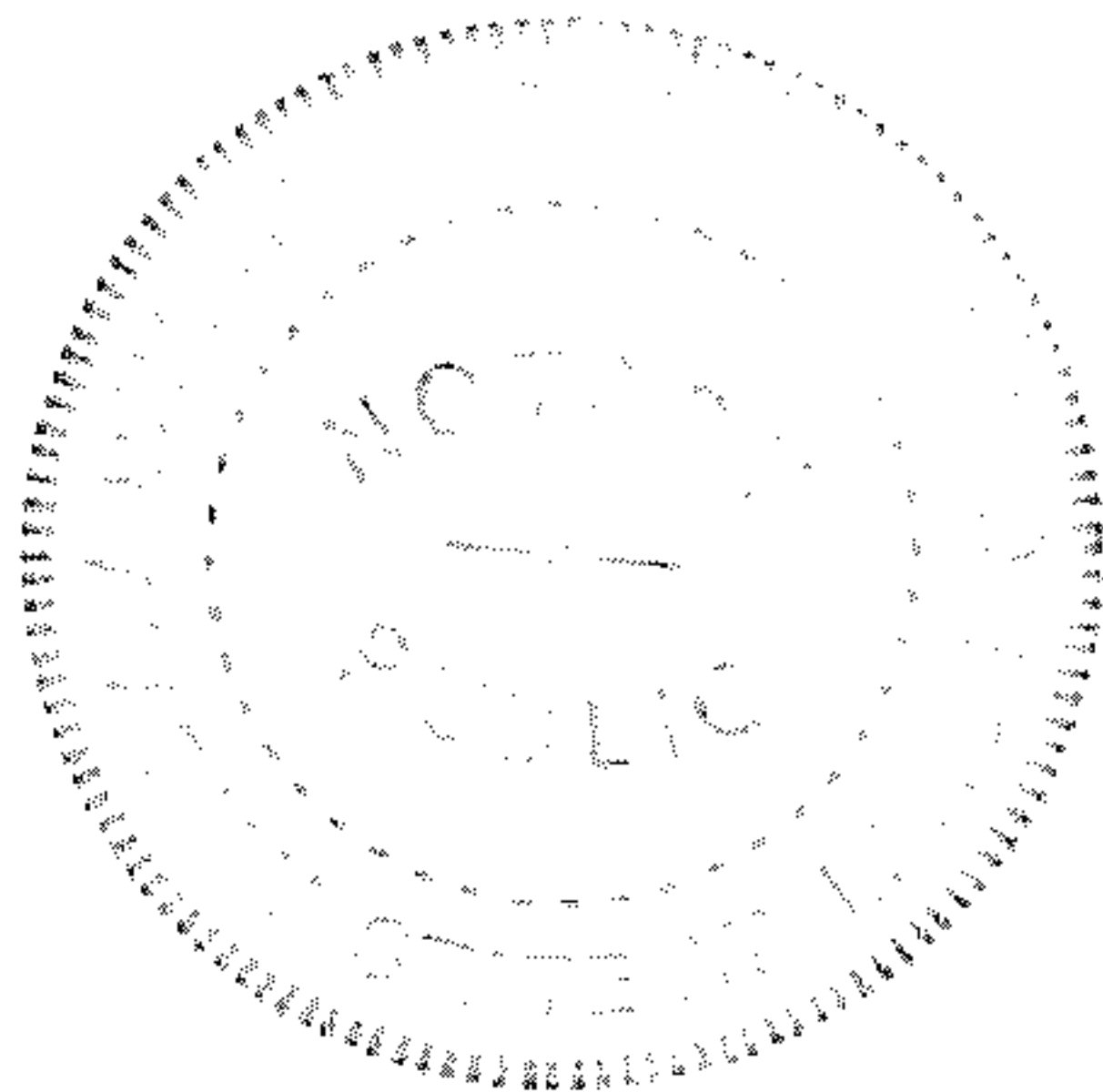
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pedro M. Da Costa and Stephanie Da Costa whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the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

Given under my hand and official seal on this 31st day of August, 2020.



Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Pedro M. da Costa and Stephanie da Costa	Grantee's Name	Beverly Hunter
Mailing Address	211 Summit Parkway, Ste 108 Homewood, AL 35209	Mailing Address	3145 Chestnut Oaks Dr. Hoover, AL 35244
Property Address	3145 Chestnut Oaks Dr. Hoover, AL 35244	Date of Sale	August 31, 2020
		Total Purchase Price	\$287,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Pedro M. da Costa and Stephanie da Costa, , .

Grantee's name and mailing address - Beverly Hunter, 3145 Chestnut Oaks Dr., Hoover, AL 35244.

Property address - 3145 Chestnut Oaks Dr., Hoover, AL 35244

Date of Sale - August 31, 2020.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: August 31, 2020

Sign



Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2020 09:20:43 AM
 \$33.50 CHERRY
 20200901000385770

Allen S. Bayl