

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Thomas D. Harrell
4524 Eagle Point Dr
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED NINETY EIGHT THOUSAND AND 00/100 Dollars (\$398,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

David J. DeAraujo and Lisa A. DeAraujo, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Thomas D. Harrell

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6 according to the Survey of Eagle Point First Sector Phase 1 as recorded in Map Book 14 page 114 in the Probate Office of Shelby County Alabama

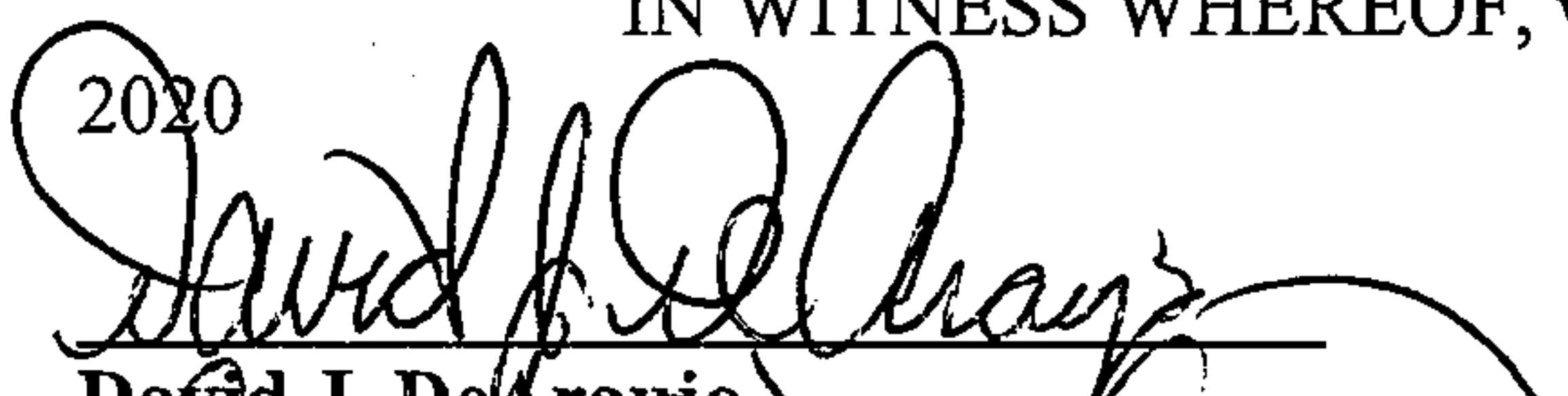
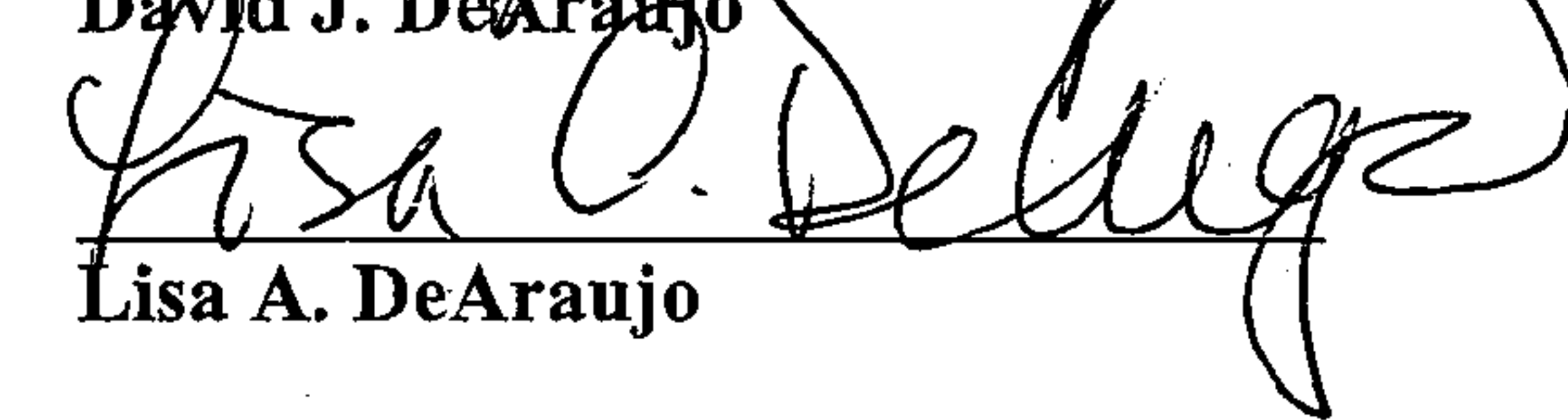
\$318,400.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2020 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee his heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this 2nd day of October,

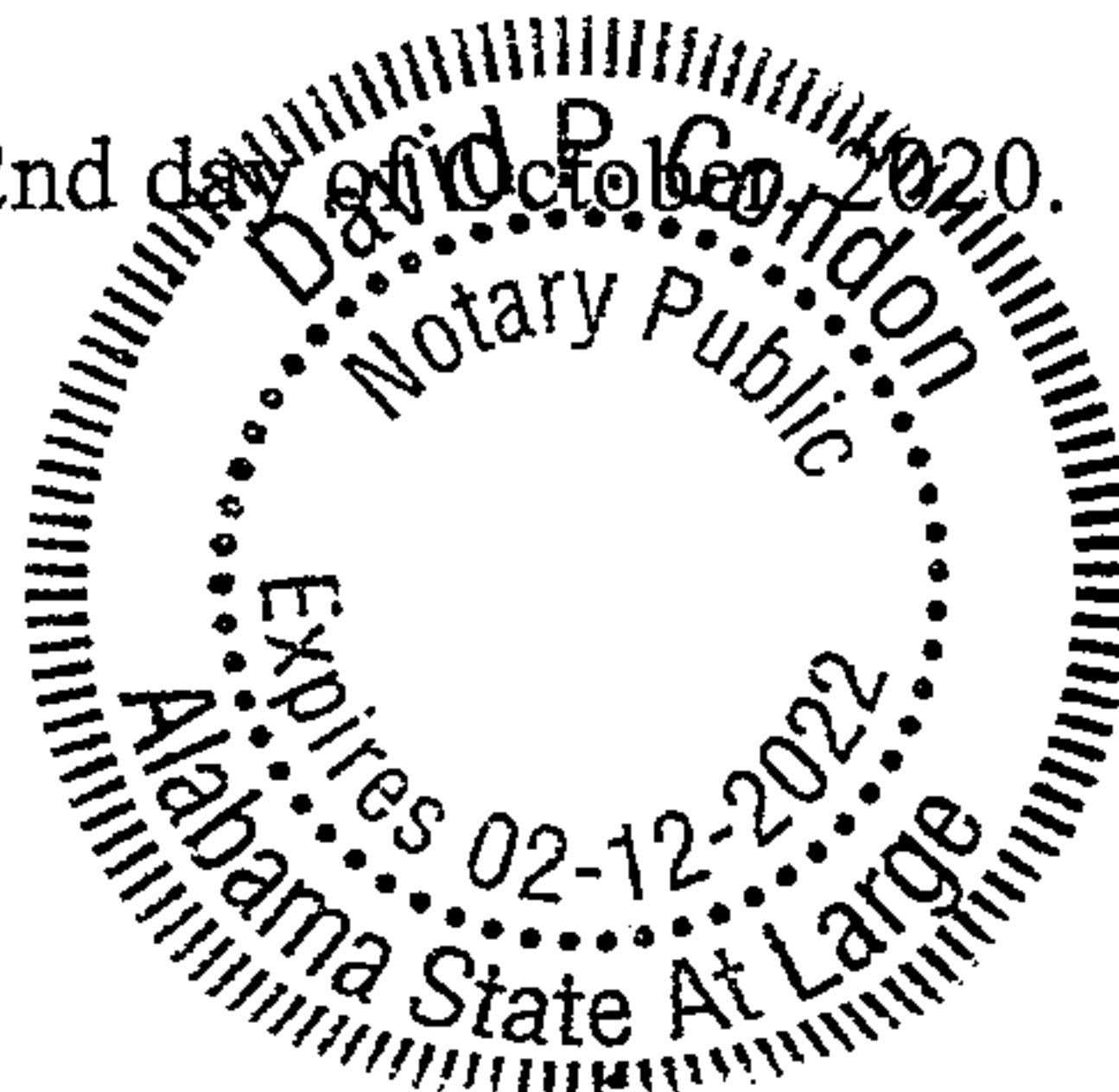
2020

David J. DeAraujo

Lisa A. DeAraujo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that David J DeAraujo and Lisa A DeAraujo whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2020.


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name David J. DeAraujo and Lisa A. DeAraujo
Mailing Address 4524 Eagle Point Dr
Birmingham, AL 35242

Grantee's Name Thomas D. Harrell
Mailing Address 1243 Legacy Drive
Birmingham, AL 35242

Property Address 4524 Eagle Point Dr
Birmingham, AL 35242

Date of Sale October 2, 2020
Total Purchase Price \$398,000.00
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 - provide the name of the person or persons conveying interest to property
and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
which interest to the property was conveyed.

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
Print David Gordon
Unattested
Sign (Grantor/Grantee/Owner/Agent) Circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2020 11:22:00 AM
\$105.00 JESSICA
20201008000457290

Alli S. Beyl