



20201020000476140 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/20/2020 11:37:23 AM FILED/CERT

SEND TAX NOTICE TO:

Gustavo Gomes dos Santos and
Alexandra Santos
1916 Chandalar Court
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000674

1/2 Market Value:
\$64,550.00

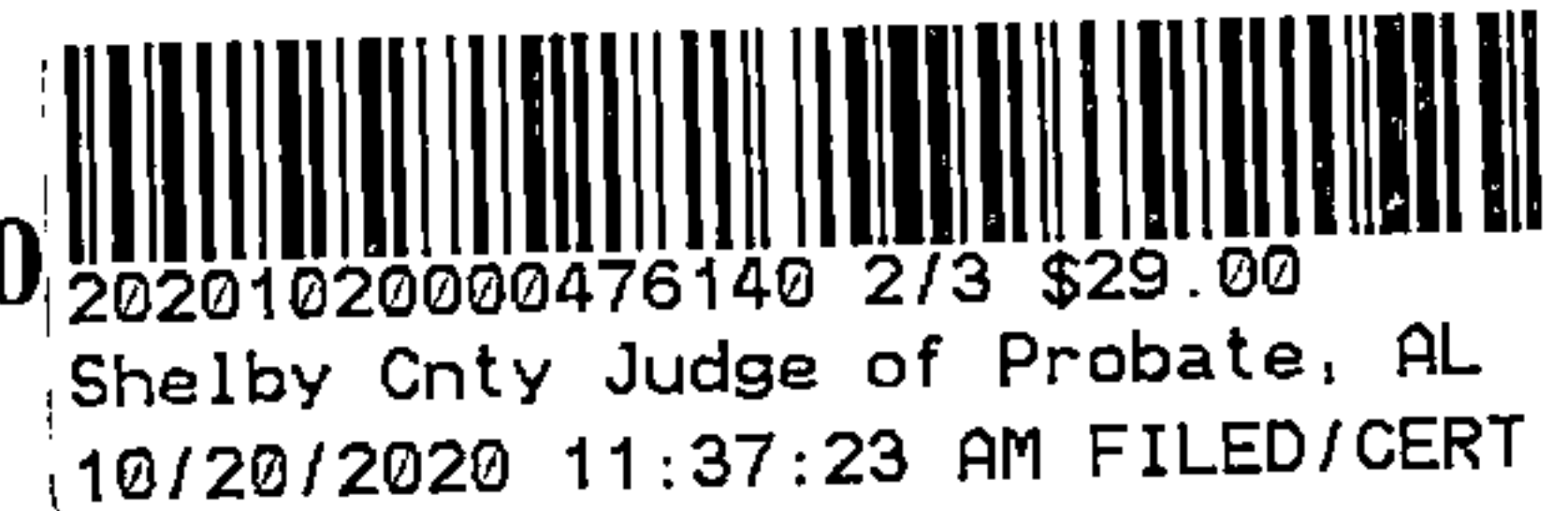
WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten and 00/100 Dollars (\$0.00), in hand paid to the undersigned, Vincent Conte, an unmarried man, whose address is: 1931 Chandalar Court, Pelham, AL 35124 and Alexandra Santos and Gustavo Gomes dos Santos, a married couple, whose address is: 1916 Chandalar Court, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by Gustavo Gomes dos Santos and Alexandra Santos, whose address is: 1916 Chandalar Court, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee Gustavo Gomes dos Santos and Alexandra Santos, husband and wife, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 1916 Chandalar Court, Pelham, AL 35124, 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 comer 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 comer 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

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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 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$99,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor, Vincent Conte, Alexandra Santos and Gustavo Gomes dos Santos has set their signatures and seals on this 12th day of October, 2020

A handwritten signature in cursive script, appearing to read "Vincent M. Conte", written over a horizontal line.

Vincent Conte

A handwritten signature in cursive script, appearing to read "Alexandra Santos", written over a horizontal line.

Alexandra Santos

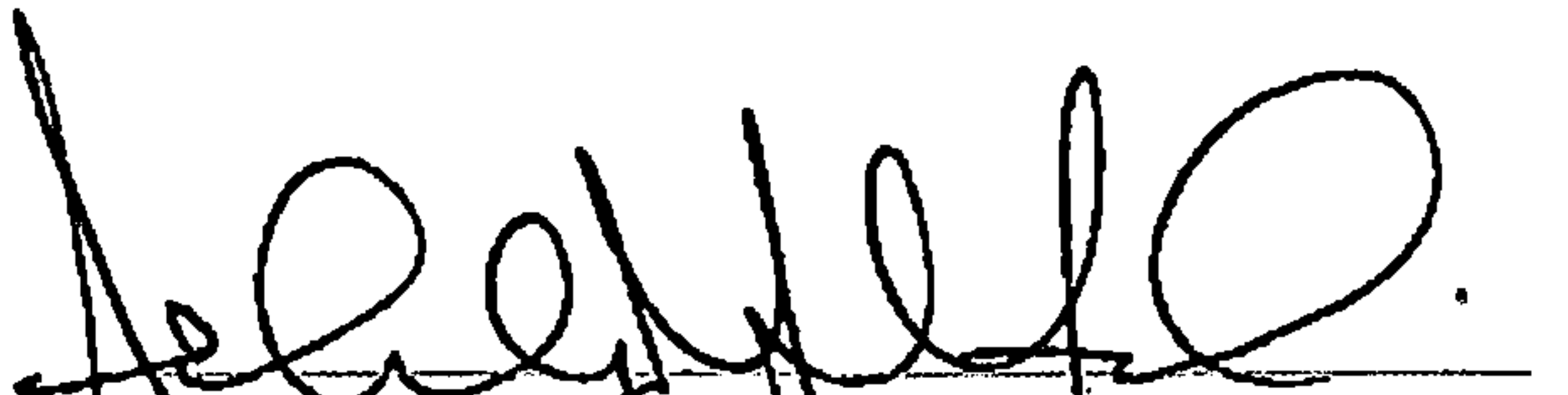
A handwritten signature in cursive script, appearing to read "Gustavo Gomes dos Santos", written over a horizontal line.

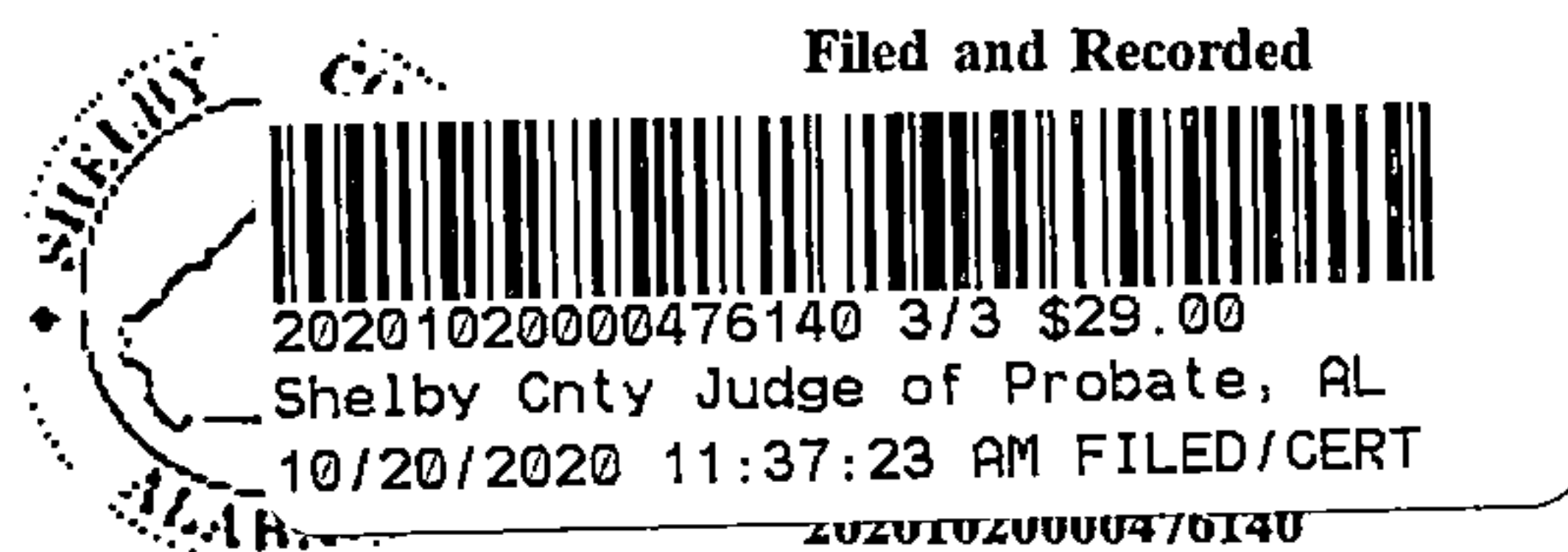
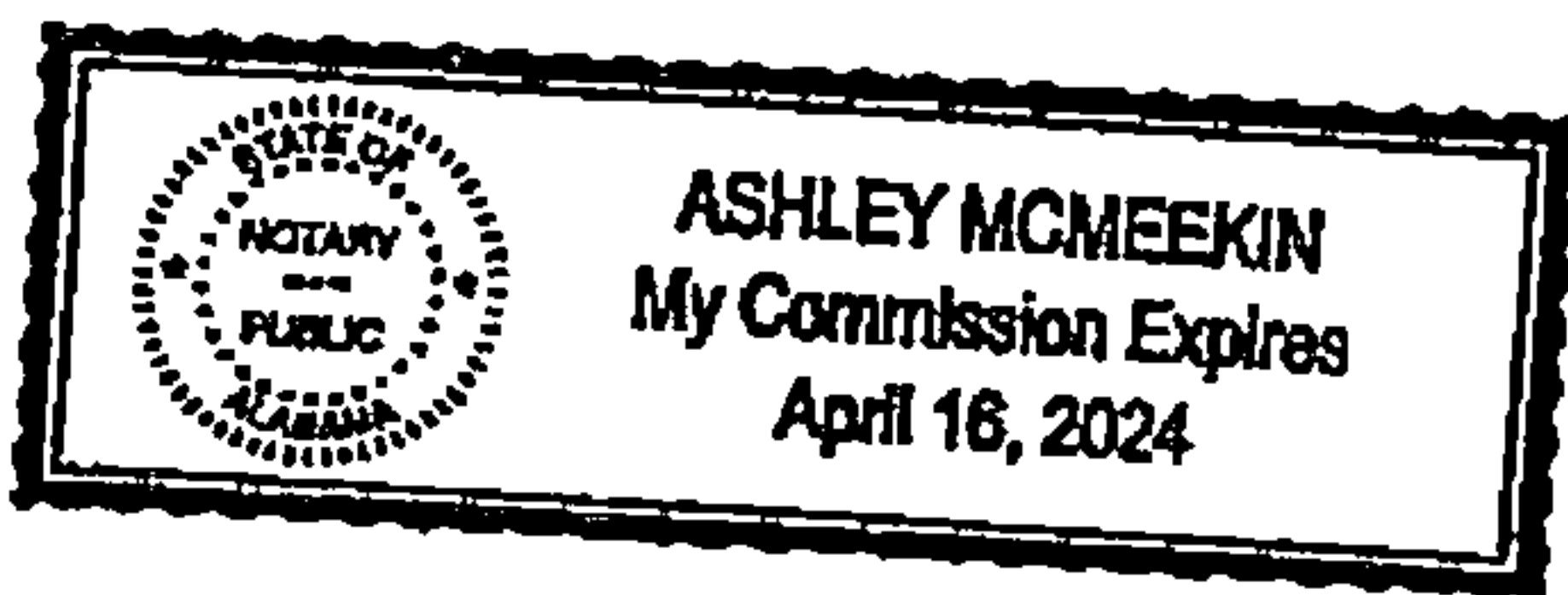
Gustavo Gomes dos Santos

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Vincent Conte, an unmarried man and Alexandra Santos and Gustavo Gomes dos Santos, a married couple, whose names 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 on this 12th day of October, 2020


Notary Public
Printed Name: Ashley McMeekin
My Commission Expires: 04/16/2024



ity Alabama, County

Allen S. Bayl