

20210301000100820  
03/01/2021 10:35:03 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Jimena Villamor and Ishmael Thompkins  
1044 Cole Circle  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2100027

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cosmo Joseph Teresi III and Wendy Morgan Teresi**, a **married couple**, whose address is 320 Stonegate Drive Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Jimena Villamor and Ishmael Thompkins**, (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 **Jimena Villamor and Ishmael Thompkins**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1044 Cole Circle, Birmingham, AL 35242**, to-wit:

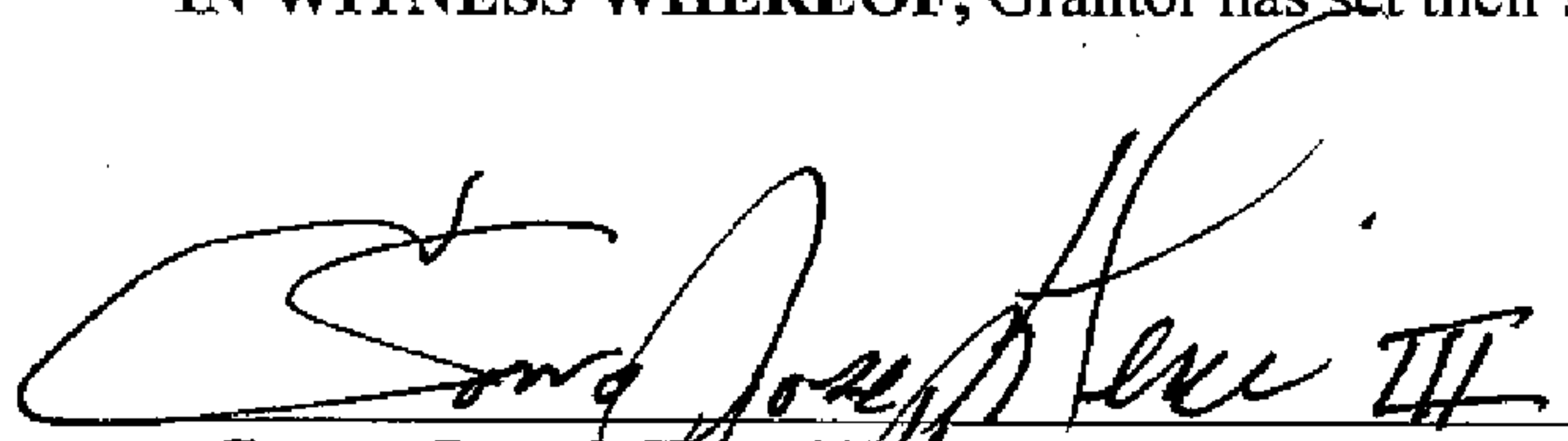
**Lot 513, according to the Survey of Eagle Point, 5th Sector, as recorded in Map Book 18, Page 138, in the Probate Office of Shelby County, Alabama.**

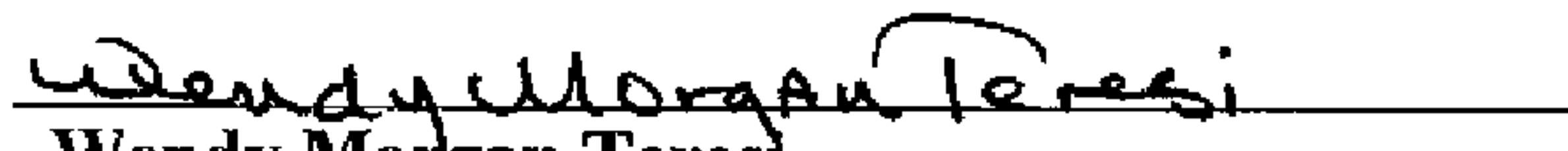
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$408,500.00 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 has set their signature and seal on this 26th day of February, 2021.

  
Cosmo Joseph Teresi III

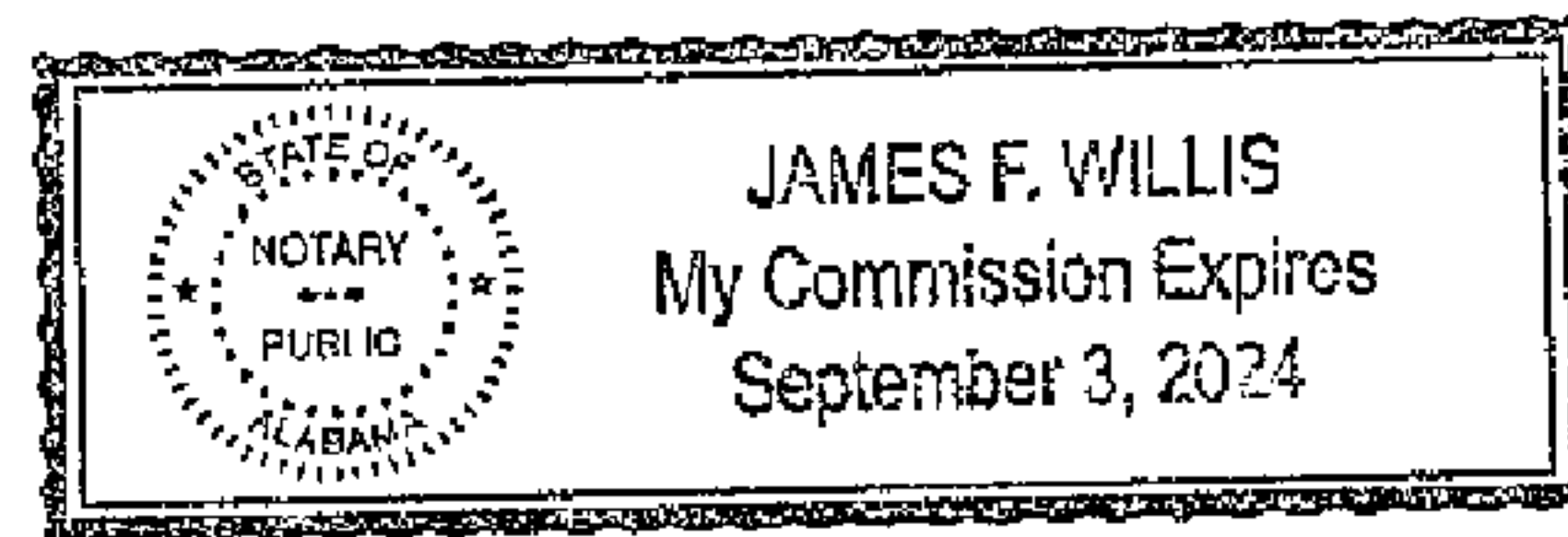
  
Wendy Morgan Teresi

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Cosmo Joseph Teresi III and Wendy Morgan Teresi , a married couple, 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 26th day of February, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/01/2021 10:35:03 AM  
\$46.50 CHERRY  
20210301000100820

*Allie S. Bayl*