

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3087

152 Warwick Cir
Alabaster, AL 35007

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-one Thousand and 00/100 Dollars (\$221,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Thomas Allen Jason Beitelman and Jada Pimentel Beitelman, a Married couple** whose mailing address is: 5320 Highland Ave, Adamsville, AL 35005 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chloe Dumas and Tenalee Dumas** whose mailing address is: 152 Warwick Circle, Alabaster, AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **152 Warwick Circle, Alabaster, AL 35007**

Lot 176-A, according to the Resurvey of Lots 171-178 Phase I, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 20, Page 130, In the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$209,950.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of March, 2022.

Thomas Allen Jason Beitelman
Thomas Allen Jason Beitelman

Jada Pimentel Beitelman
Jada Pimentel Beitelman

STATE OF Alabama

Jefferson County ss:

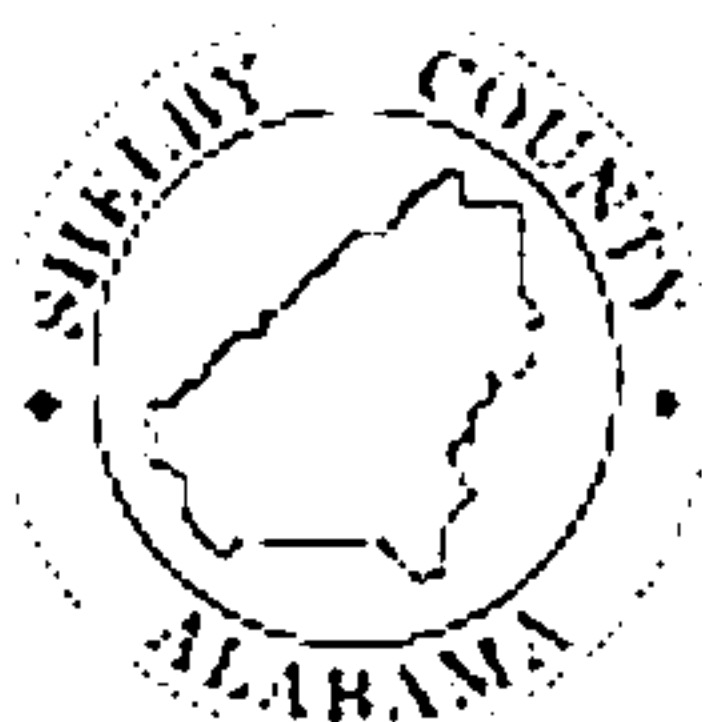
I, Jenine H Po, a Notary Public in and for said county in said state, hereby certify that **Thomas Allen Jason Beitelman and Jada Pimentel Beitelman**, name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of March, 2022

My Commission Expires: 8/28/2024

Jenine H Po
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 09:30:29 AM
\$36.50 JOANN
20220401000132800

Allie S. Bayl