

**SEND TAX NOTICE TO:**

Pete Chaviano and Susan Chaviano  
949 Riverchase Parkway West  
Hoover, AL 35244

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

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cheryl Anne Campbell, an unmarried woman**, whose address is 130 Harding Road, Niceville, Florida 32578 (hereinafter "Grantor", whether one or more), by **Pete Chaviano and Susan Chaviano**, whose address is 949 Riverchase Parkway West, Hoover, Alabama 35244 (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 **Pete Chaviano and Susan Chaviano, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 949 Riverchase Parkway West, Hoover, AL 35244 to-wit:**

**Lot 26, according to the Survey of Riverchase Country Club 1st Addition, Phase 3, as recorded in Map Book 8, page 179, in the Probate Office of Shelby County, Alabama.**

**Cheryl Anne Campbell, Grantor herein and grantee in that certain deed recorded in Instrument No. 20120607000201670 in the Probate Office of Shelby County Alabama, is one and the same person as Cheryl B. Campbell, grantee in that certain deed recorded in Instrument No. 20060628000311920 (said deed being corrected by Scrivener's Affidavit recorded in Instrument No. 20070327000138240) in said Probate Office, and she is also known as Cheryl Campbell, Cheryl Ann Campbell, and Cheryl Biggs Campbell.**

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 \$215,000.00 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 31st day of March, 2022.

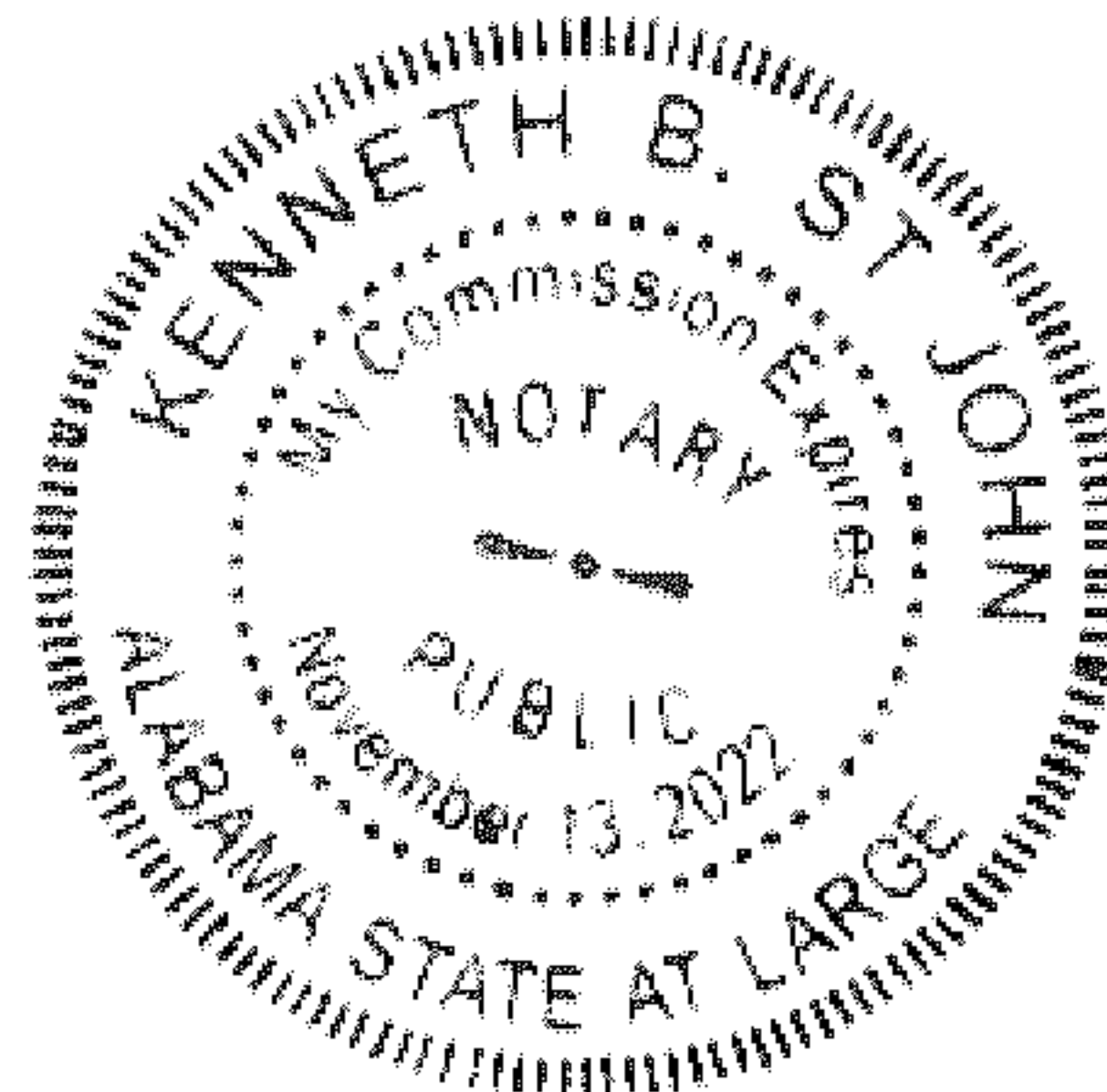
*Cheryl Anne Campbell*  
Cheryl Anne Campbell

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cheryl Anne Campbell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2022.

*[Signature]*  
Notary Public: Kenneth B. St. John  
My Commission Expires: 11/13/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2022 04:29:43 PM  
\$175.00 CHARITY  
20220401000134380

*Allie S. Bayl*