

20220907000349310
09/07/2022 01:56:25 PM
DEEDS 1/2

Send tax notice to:
PARKER J CURRY
5971 FOREST LAKES COVE
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2022463T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand Five Hundred and 00/100 Dollars (\$280,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WALTER P. CARVALHO and ADELAIDE GONCALVES CARVALHO FKA ADELAIDE GONCALVES, HUSBAND AND WIFE** whose mailing address is: 4513 OXFORD RD., BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **PARKER J CURRY and MEGAN D CURRY, HUSBAND AND WIFE and DERREL G CURRY and REBECCA CURRY, HUSBAND AND WIFE** whose property address is: **5971 FOREST LAKES COVE, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 278, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

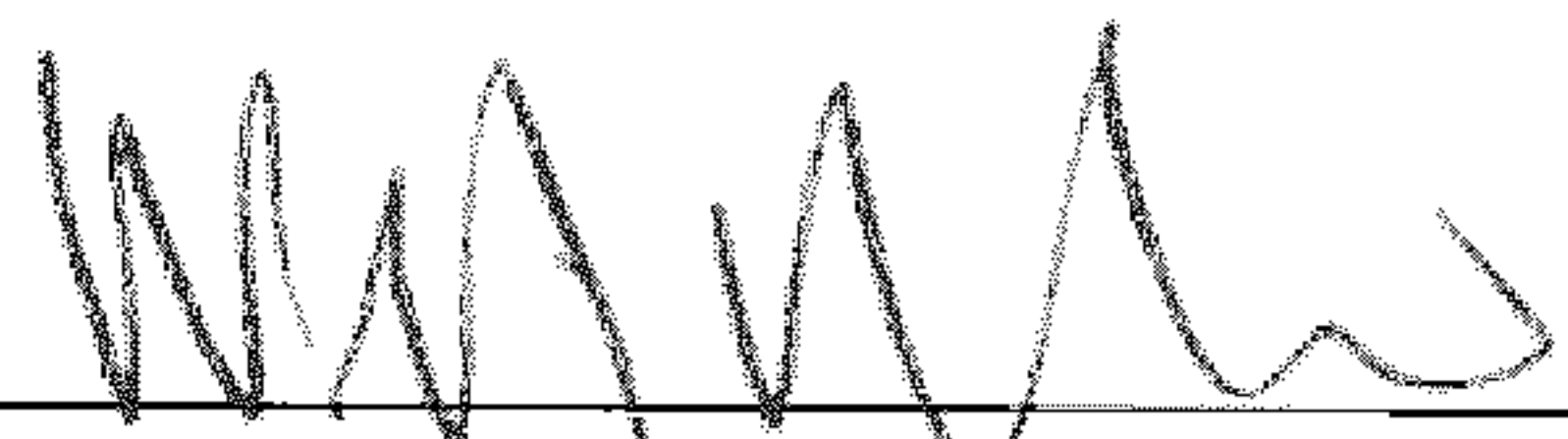
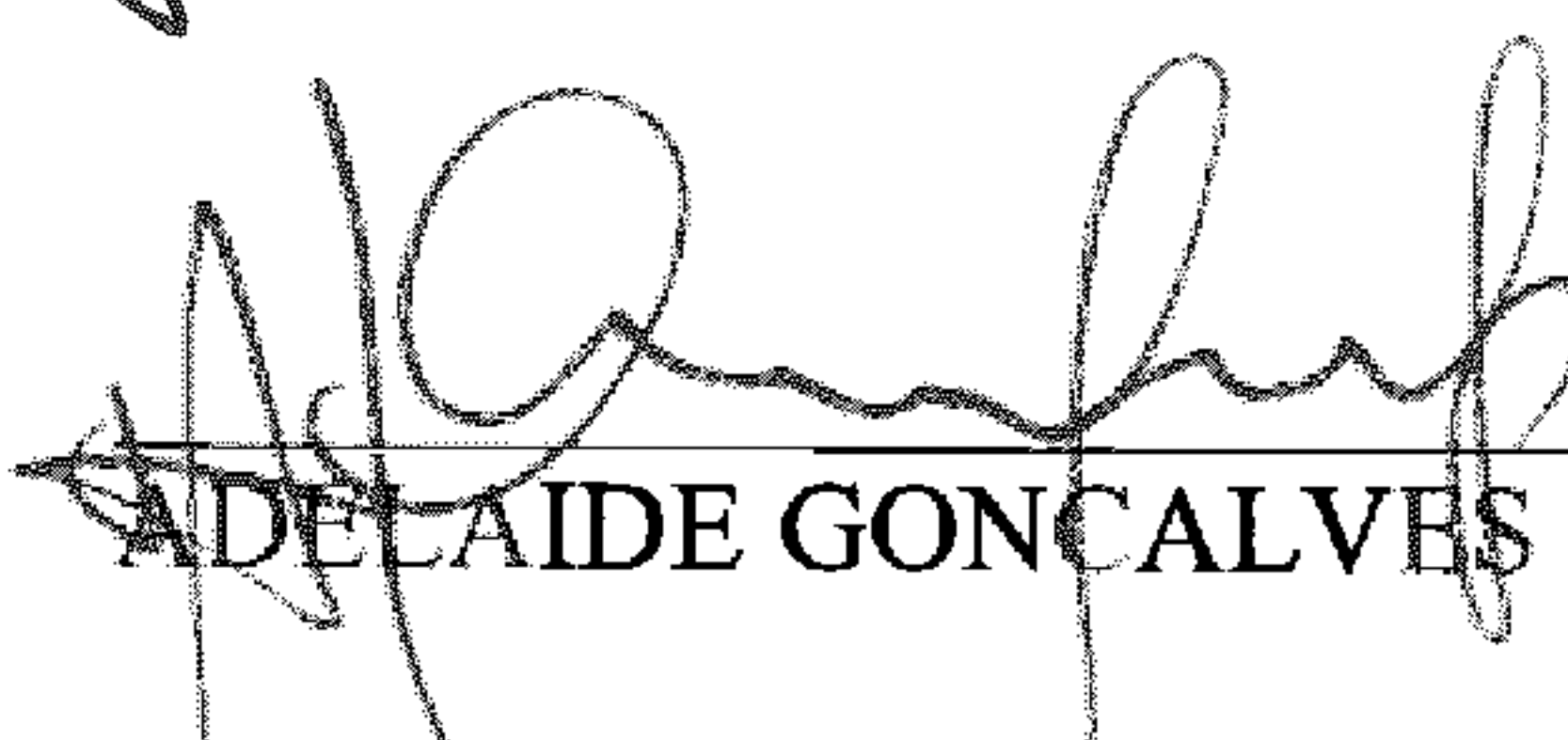
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25 A, B and C, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 53 at Page 262 and Book 331, Page 262.
4. Easement to Alabama Power Company recorded in Book 236, Page 829; Book 126, Page 191; Book 126, Page 323 and Book 124, page 519.
5. Conditions, covenants and restrictions recorded in Instrument #2001129000616500.
6. Easement recorded in Instrument #20050204000058230.
7. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-13965 and 1993-03966.

\$224,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Adelaide Goncalves Carvalho and Adelaide Goncalves are one and the same person.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

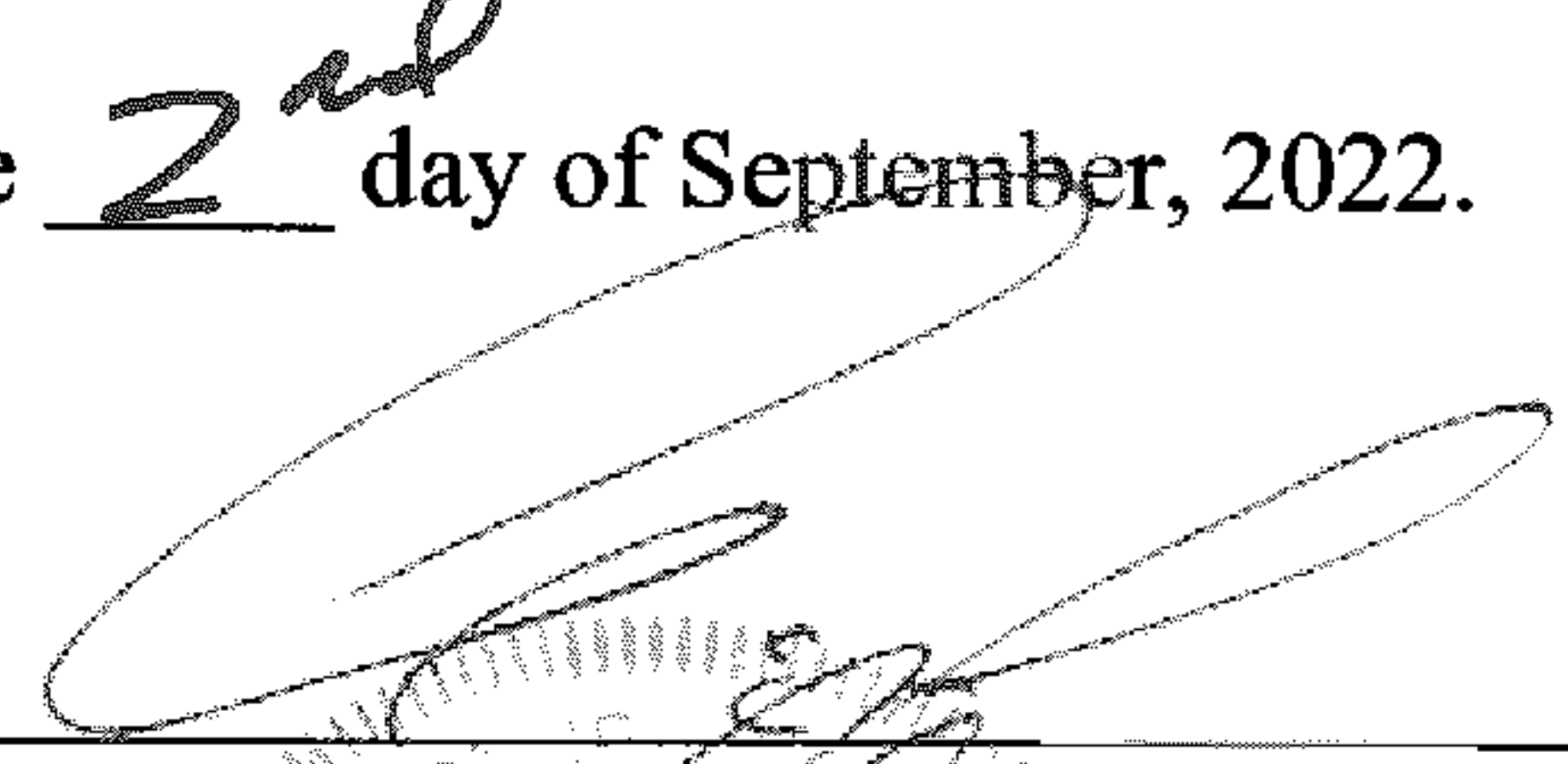
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of September, 2022.

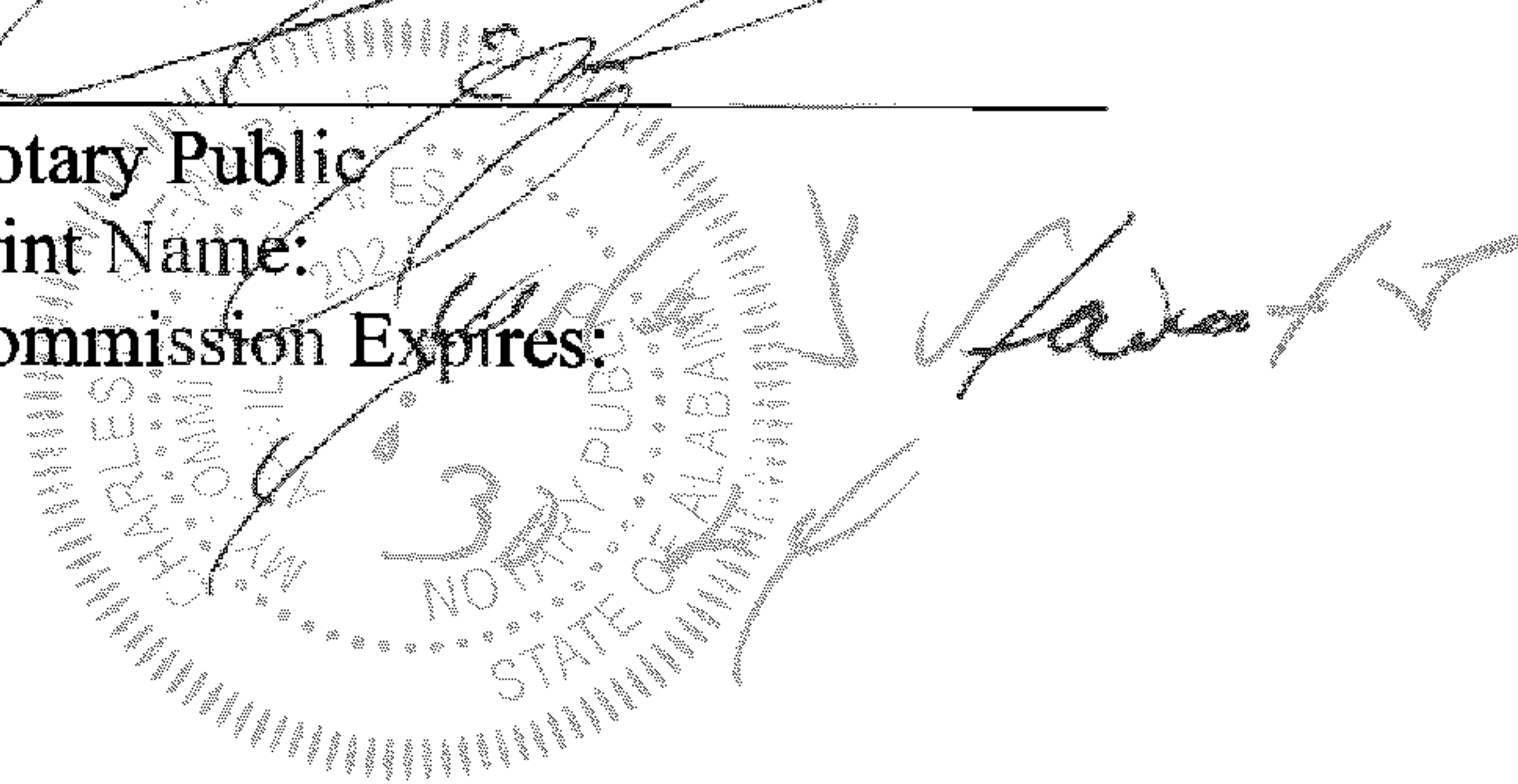

WALTER P. CARVALHO

ADELAIDE GONCALVES CARVALHO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALTER P. CARVALHO and ADELAIDE GONCALVES CARVALHO whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of September, 2022.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2022 01:56:25 PM
\$84.50 JOANN
20220907000349310

Allie S. Boyd