

Send Tax Notice to:
Vivian L. Dos Santos and Wellington
Gomes Dos Santos
1036 2nd St NE
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2977**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Mary L. Awbrey, an unmarried woman (herein referred to as "Grantor," whether one or more), whose mailing address is

203 Francis Ave., Muscle Shoals, AL 35661

by **Vivian L. Dos Santos and Wellington Gomes Dos Santos (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1036 2nd St NE, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1036 2nd St NE, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Mary L. Awbrey is the surviving grantee in that certain deed filed at Instrument No. 19780711000089310 in the Probate Office of Shelby County, Alabama; the other Grantee, Jack C. Awbrey having died on or about January 20, 2015.

\$100,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13th day of September, 2022

Mary L. Awbrey by Letitia Youngblood, her Agent
Mary L. Awbrey by Letitia Youngblood, her Agent

State of Alabama
County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Letitia Youngblood**, whose name(s) is signed as Agent for **Mary L. Awbrey** 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, in her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of September, A. D. 2022.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/26

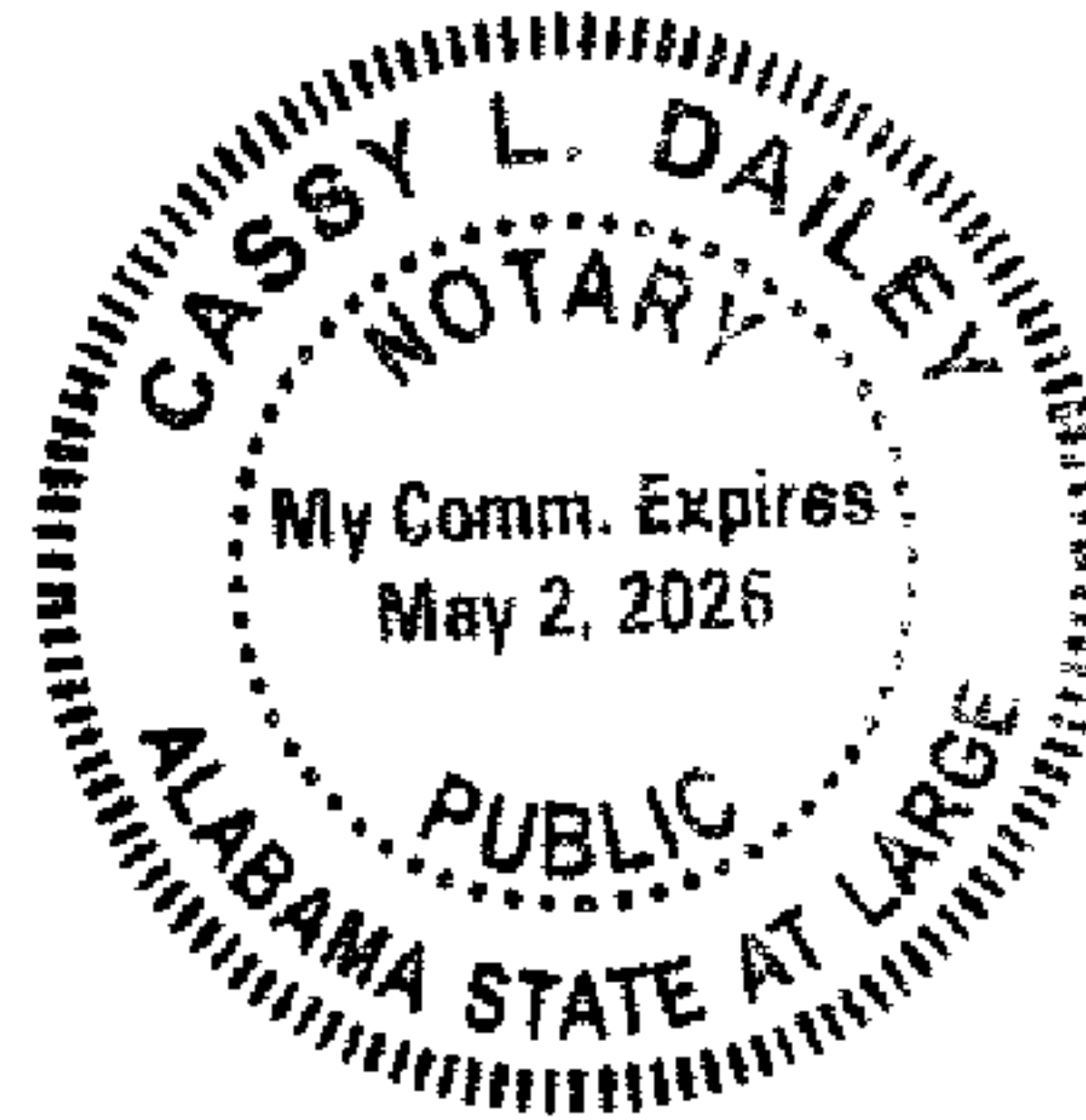


EXHIBIT A

Property 1:

Lots 13 and 14 in Block 4, of amended Map of First Addition to Cedar Grove Estates located in NW 1/4 of NW 1/4, Section 36, Township 20 South, Range 3 West as recorded in Probate Office of Shelby County, Alabama, in Map Book 4, Page 22, Also: Part of the Northwest of Section 36, Township 20 South, Range 3 West Shelby County, Alabama, being more particularly described as follows: Beginning at the Northeast corner of Lot 13, in Block 4, Amended Map of a Portion of First Addition to Cedar Grove Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, page 22, run in a Southeasterly direction along an extension of the North line of said Lot 13 for a distance of 100.00 feet, thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 200.00 feet, thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 100.00 feet; thence turn an angle to the right of 90 degrees and run in a Northeasterly direction for a distance of 200.00 feet to the point of beginning.

Being also described as:

Lots 13 & 14, Block 4 of Cedar Grove Estates, 1st Addition, as recorded in Map Book 4, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, and acreage, being more particularly described as follows:

BEGIN at the NW Corner of Lot 13 of Cedar Grove Estates, 1st Addition, as recorded in Map Book 4, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Easterly R.O.W. line of 2nd Street NE and being the POINT OF BEGINNING; thence S69°32'04"E and leaving said R.O.W. line a distance of 249.83'; thence S20°22'16"W a distance of 199.87'; thence N69°35'35"W a distance of 249.94' to the Easterly R.O.W. line of 2nd Street NE; thence N20°24'04"E and along said R.O.W. line a distance of 200.13' to the POINT OF BEGINNING.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 01:41:41 PM
\$158.00 JOANN
20220919000361380**

Allen S. Bayl