

Send Tax Notice to:  
Monica Denise Studimire and Eric  
Tyrone Studimire  
304 Falliston Ct.  
Helena, AL 35080

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

File: **PEL-22-3104**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FORTY THOUSAND SIX HUNDRED FIFTY SIX AND 00/100 (\$340,656.00)** 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

**Steven Garrett Pharo and Brigitte Nicole Pharo, husband and wife (herein referred to as "Grantor," whether one or more),** whose mailing address is

304 Falliston Ct, Helena, AL 35080

by **Monica Denise Studimire and Eric Tyrone Studimire (herein referred to as "Grantee," whether one or more),** whose mailing address is

2574 Bridlewood Drive, Helena, AL 35080

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 property, which has a mailing address of **304 Falliston Ct, Helena, AL 35080**, 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.

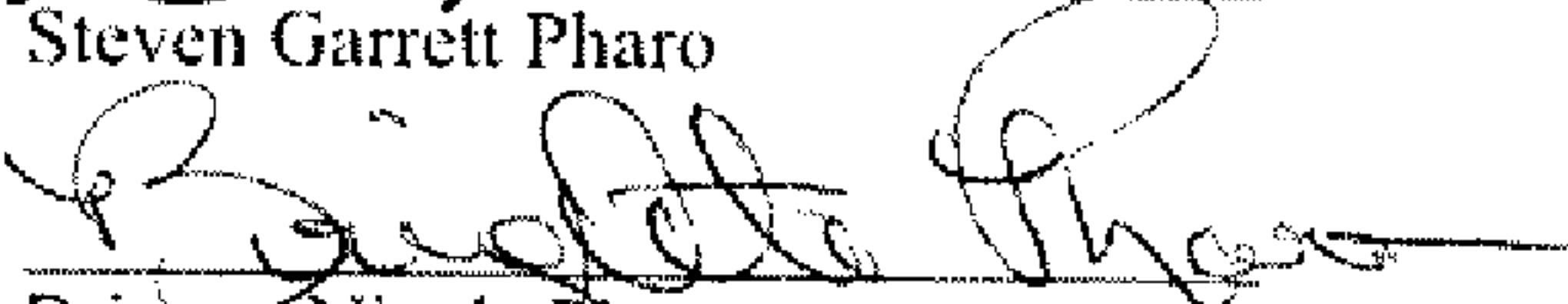
**\$334,485.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 29 day of Sept., 2022

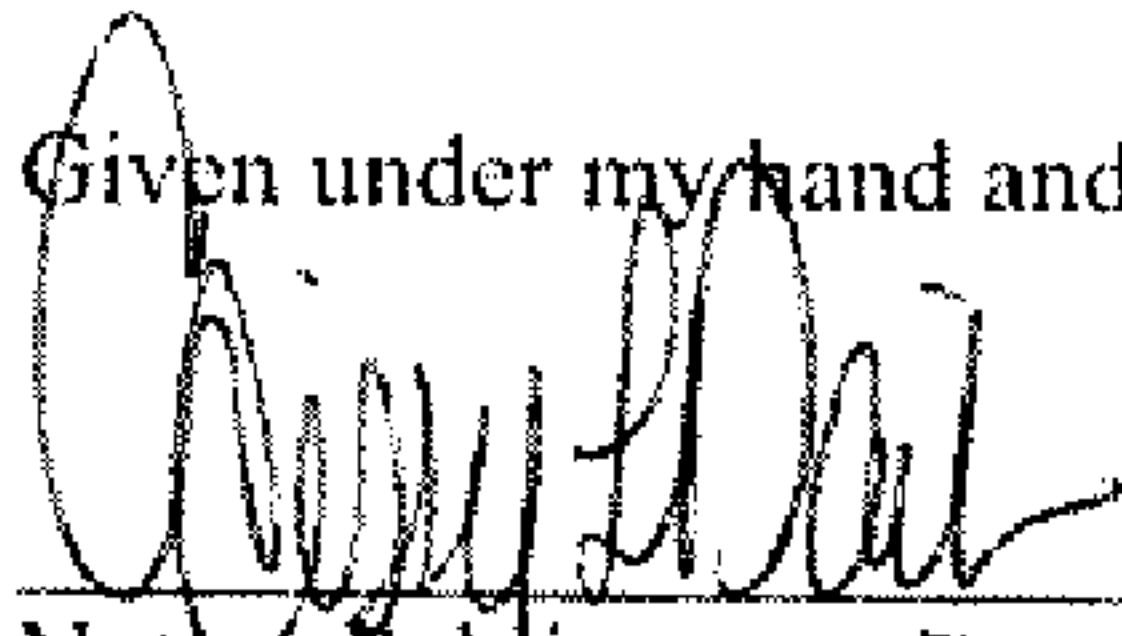
  
\_\_\_\_\_  
Steven Garrett Pharo

  
\_\_\_\_\_  
Brigitte Nicole Pharo

State of Alabama  
County of Shelby

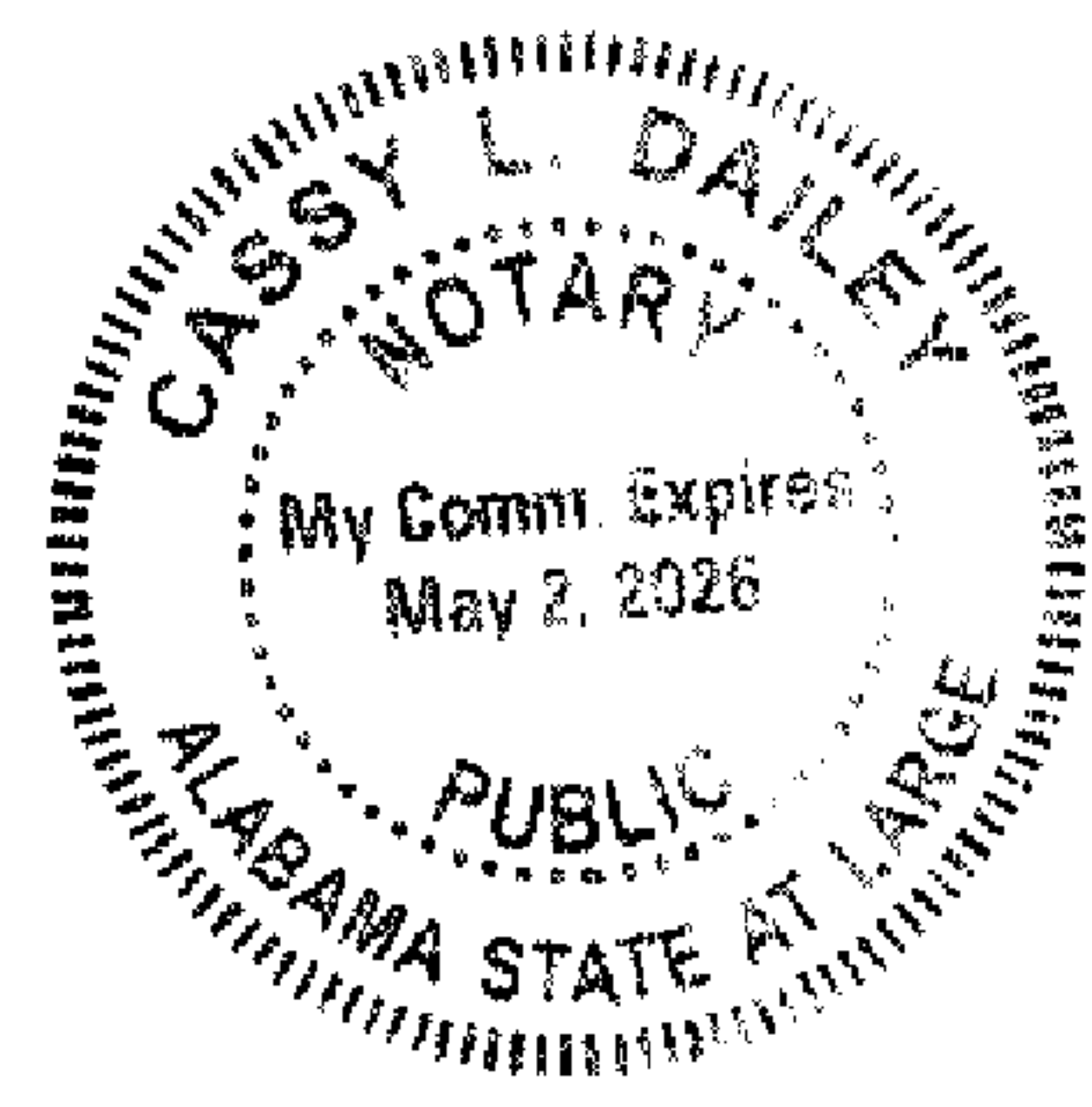
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven Garrett Pharo and Brigitte Nicole Pharo**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of Sept., 2022.

  
\_\_\_\_\_  
Notary Public

Cassidy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 23, according to the Survey of Falliston Ridge Second Sector, as recorded in Map Book 31, Page 87, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/04/2022 03:10:26 PM**  
**\$34.50 JOANN**  
**20221004000379510**  
General Warranty Deed - JTROS (AL)

*Allie S. Bayl*