

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210
File No.: 222737

Send Tax Notice To: Israel Cassimiro
Ladi Girardi
1537 Highway 74
Chelsea, AL 35043

Tax Assessed Value: \$376,340.00

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, 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 whereof is acknowledged, I or we, **Israel Cassimiro and Ladi Girardi a/k/a Ladi G. Cassimiro, a married couple, whose mailing address is 1537 Hwy 74, Chelsea, AL 35043** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Israel Cassimiro and Ladi Girardi a/k/a Ladi G. Cassimiro, whose mailing address is 1537 Hwy 74, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1537 Highway 74, Chelsea, AL 35043**; to wit;

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said section: thence run Westerly along the North line of said section 1,328.46 feet to the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section and the Point of Beginning of the tract of land herein described; thence continue along last described course 664.25 feet: thence turn 90 degrees, 01 minutes, 57 seconds left and run Southerly 656.82 feet; thence run East along the Southerly line of subject property 664.25 feet; thence turn 89 degrees, 49 minutes, 03 seconds left and run Northerly 656.82 feet to the Point of Beginning. Less and except any part of land lying in the public road right of way.


Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$188,237.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 6th day of October, 2022.


Israel Cassimiro




Ladi Girardi a/k/a Ladi G. Cassimiro

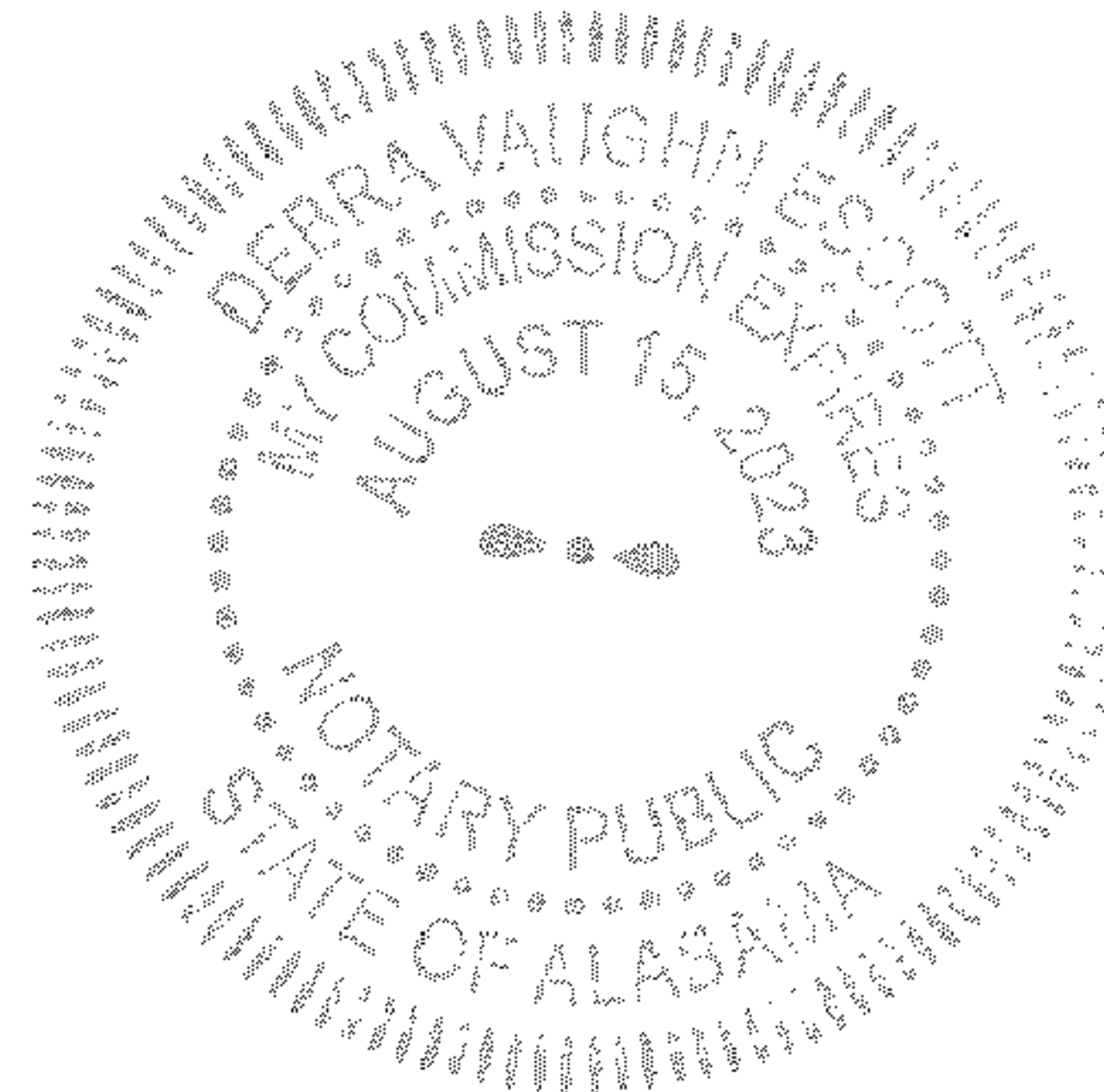
State of Alabama

County of Jefferson

I, , a Notary Public in and for the said County in said State, hereby certify that Israel Cassimiro and Ladi Girardi a/k/a Ladi G. Cassimiro, 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 the 6th day of October, 2022.


Notary Public, State of Alabama
My Commission Expires:  8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2022 11:17:39 AM
\$215.50 BRITTANI
20221012000386870

