

This Instrument was Prepared by:

Send Tax Notice To: Isreal Cassimiro  
Ladi Da Silva Girardi

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1537 Hwy 74  
Chelsea AL 35043

File No.: S-22-28624

**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 **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, 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, **James R. Eaves**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Isreal Cassimiro and Ladi Da Silva Girardi**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

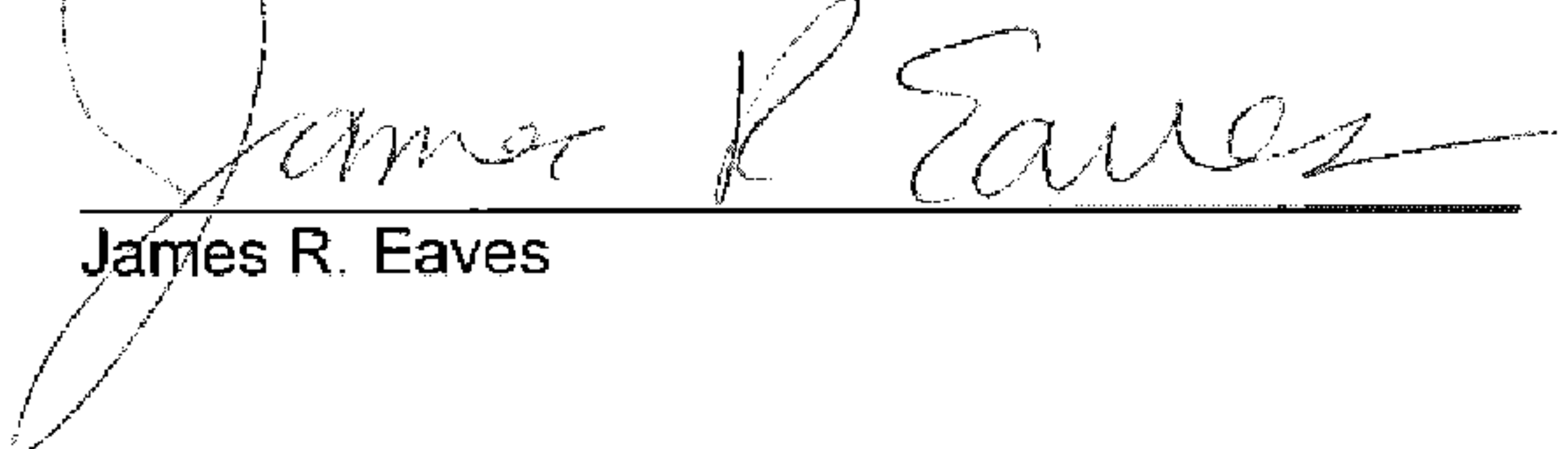
**Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 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 12th day of October, 2022.

  
James R. Eaves

State of Alabama

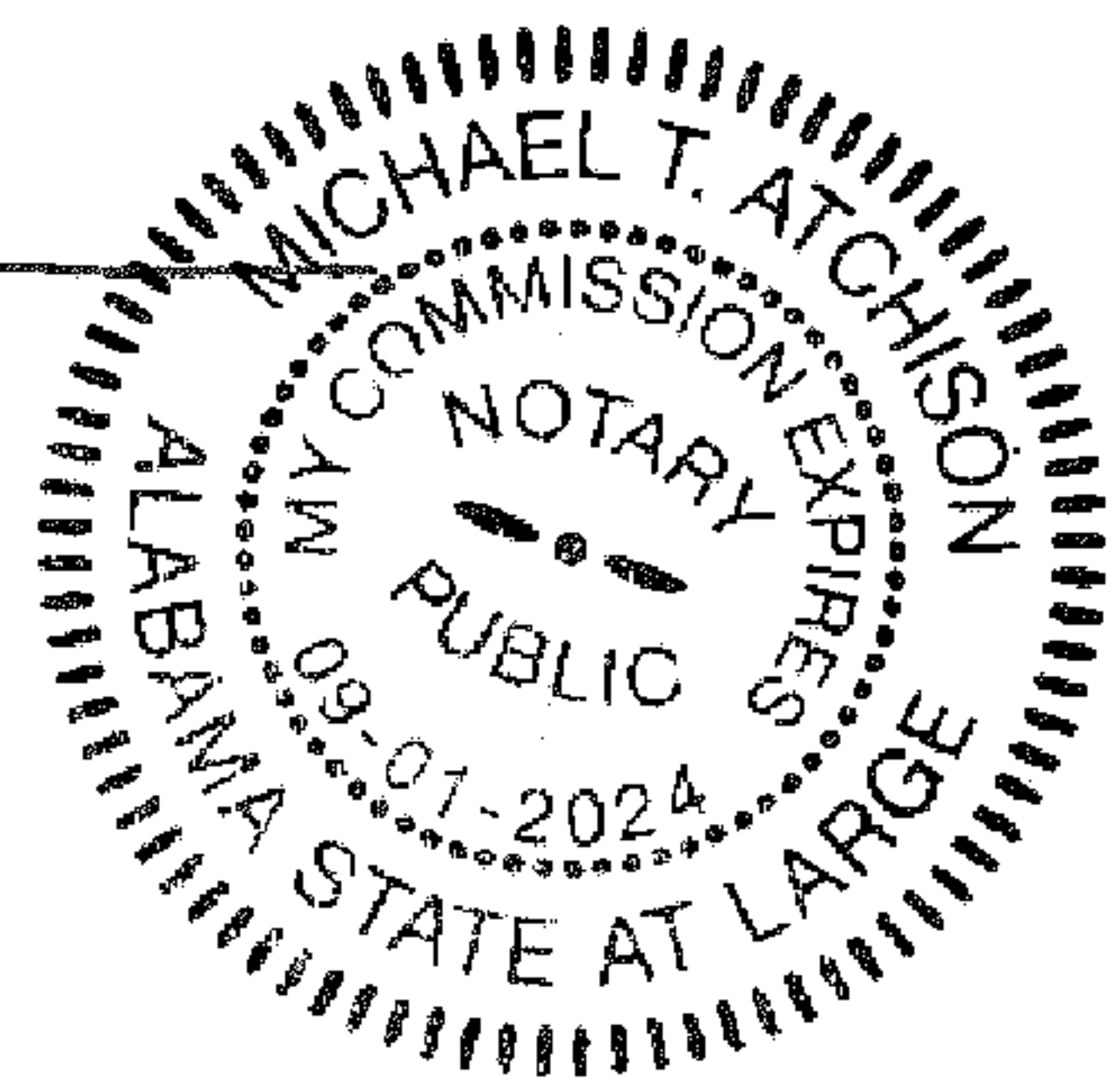
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that James R. Eaves, 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 12th day of October, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East; thence run North along said 1/4-1/4 line a distance of 232.96 feet to the point of beginning; thence continue along last described course a distance of 192.20 feet; thence turn an angle of 92 degrees 44 minutes 56 seconds right and run a distance of 154.00 feet; thence turn an angle of 94 degrees 45 minutes 00 seconds left and run a distance of 122.00 feet; thence turn an angle of 28 degrees 13 minutes 15 seconds left and run a distance of 187.04 feet to the southerly ROW of County Hwy.77; thence turn an angle of 87 degrees 06 minutes 08 seconds right and run a distance of 73.92 feet; thence turn an angle of 11 degrees 23 minutes 06 seconds left and run a distance of 45.33 feet to the southerly edge of a chert road; thence run the following described courses along said chert road; thence turn an angle of 95 degrees 10 minutes 20 seconds right and run a distance of 63.89 feet; thence turn an angle of 19 degrees 47 minutes 03 seconds right and run a distance of 106.68 feet; thence turn an angle of 16 degrees 14 minutes 49 seconds left and run a distance of 70.93 feet; thence turn an angle of 6 degrees 49 minutes 18 seconds left and run a distance of 57.60 feet; thence turn an angle of 12 degrees 34 minutes 46 seconds right and run a distance of 59.31 feet; thence turn an angle of 10 degrees 54 minutes 15 seconds left and run a distance of 103.97 feet; thence turn an angle of 22 degrees 25 minutes 03 seconds left and run a distance of 35.21 feet; thence turn an angle of 7 degrees 14 minutes 32 seconds right and run a distance of 44.10 feet; thence turn an angle of 7 degrees 45 minutes 31 seconds right and run a distance of 121.10 feet; thence turn an angle of 9 degrees 17 minutes 29 seconds right and run a distance of 44.80 feet; thence turn an angle of 14 degrees 58 minutes 03 seconds right and run a distance of 50.92 feet; thence turn an angle of 15 degrees 18 minutes 55 seconds right and run a distance of 52.01 feet; thence leaving said chert road turn an angle of 107 degrees 33 minutes 59 seconds right and run a distance of 698.76 feet to the point of beginning.  
According to the survey of Rodney Shiflett, dated June 19, 2000.

LESS AND EXCEPT: property described in QuitClaim Deed recorded in Instrument #: 20170913000333500, in the Probate Office of Shelby County, Alabama.

