



20221101000409220 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
11/01/2022 09:57:59 AM FILED/CERT

Send Tax Notice to:  
Steven Weir-Santos and Daymarie  
Taboas-Diaz  
705 Shelby Farms Pl.  
Alabaster, AL 35007

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-4664

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00)** 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 **Angelia L. Allen and Wesley Allen, wife and husband (herein referred to as "Grantor," whether one or more),** whose mailing address is

705 Shelby Farms Pl, Alabaster, AL 35007

by **Steven Weir-Santos and Daymarie Taboas-Diaz (herein referred to as "Grantee," whether one or more),** whose mailing address is

1117 Merion Drive, Calera, AL 35040

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 **705 Shelby Farms Pl, 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.

**\$420,000.00 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.



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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21 day of October 2022

Angelia L. Allen

Angelia L. Allen

Wesley Allen

Wesley Allen

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Angelia L. Allen and Wesley Allen**, 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 21 day of October, 2022

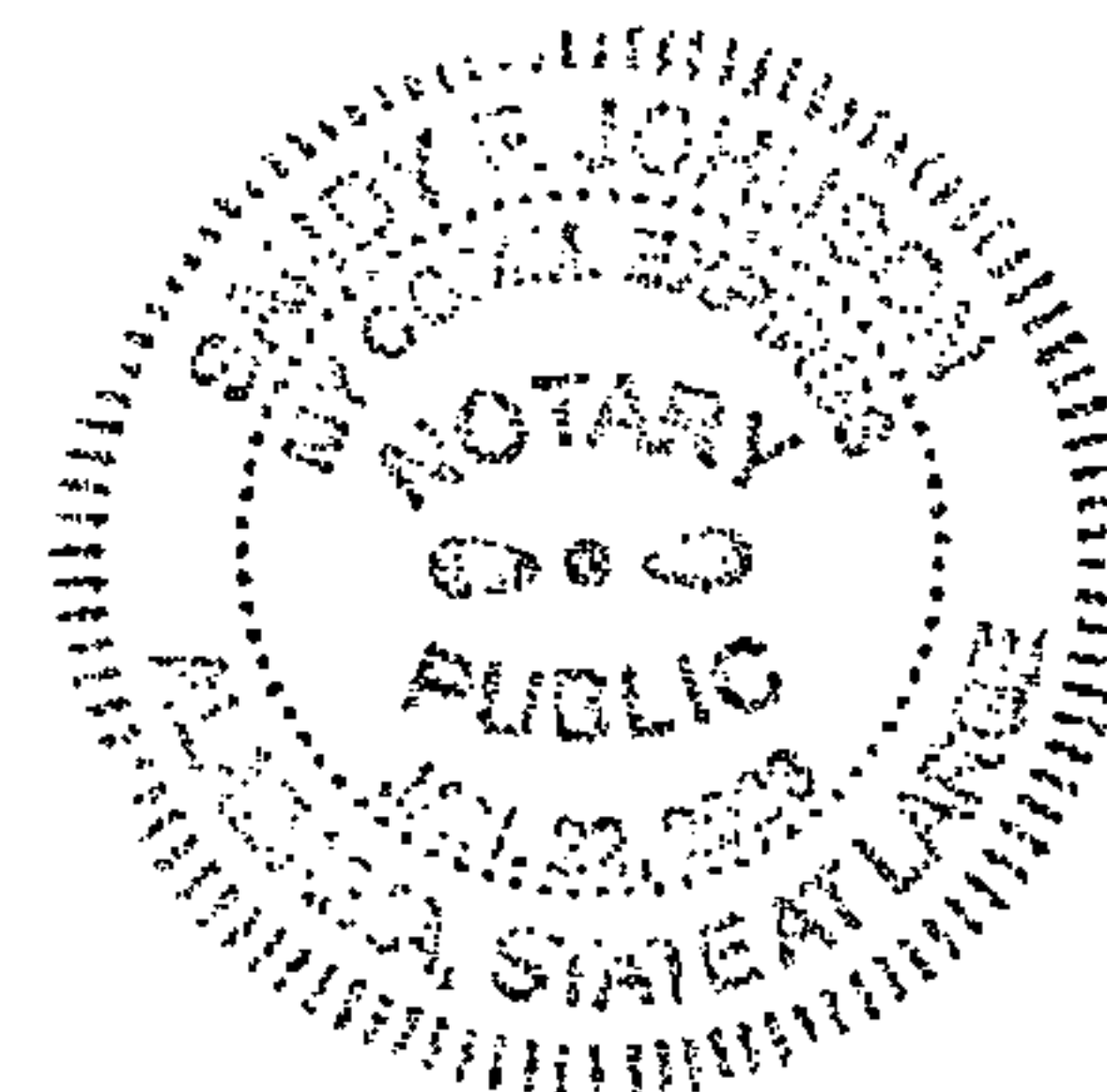
Sandy F. Johnson

Notary Public

Sandy F. Johnson

Printed Name

My Commission Expires: 01/22/2023



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**EXHIBIT A**

Property 1:

LOT 30, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN  
MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



File No.: PEL-22-4664

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*

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