

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Blake Vincent Dillard
Hannah Pearson
4440 South Shades Crest Rd.
Helena, AL 35022

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty-Nine Thousand, Nine Hundred and no/100 Dollars (\$239,900.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Aissatou Sow and husband, Mamadou Barry**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Blake Vincent Dillard and Hannah Pearson**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

\$164,900.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:


1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 28th day of November, 2022.



Aissatou Sow
Mamadou Barry, By Aissatou Sow
his Attorney in Fact

Mamadou Barry, by Aissatou Sow, his
Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Aissatou Sow, individually and as Attorney in Fact for Mamadou Barry**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, individually and in her capacity as Attorney in Fact, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 28th day of November, 2022.



Notary Public

My commission expires: 7/26/25

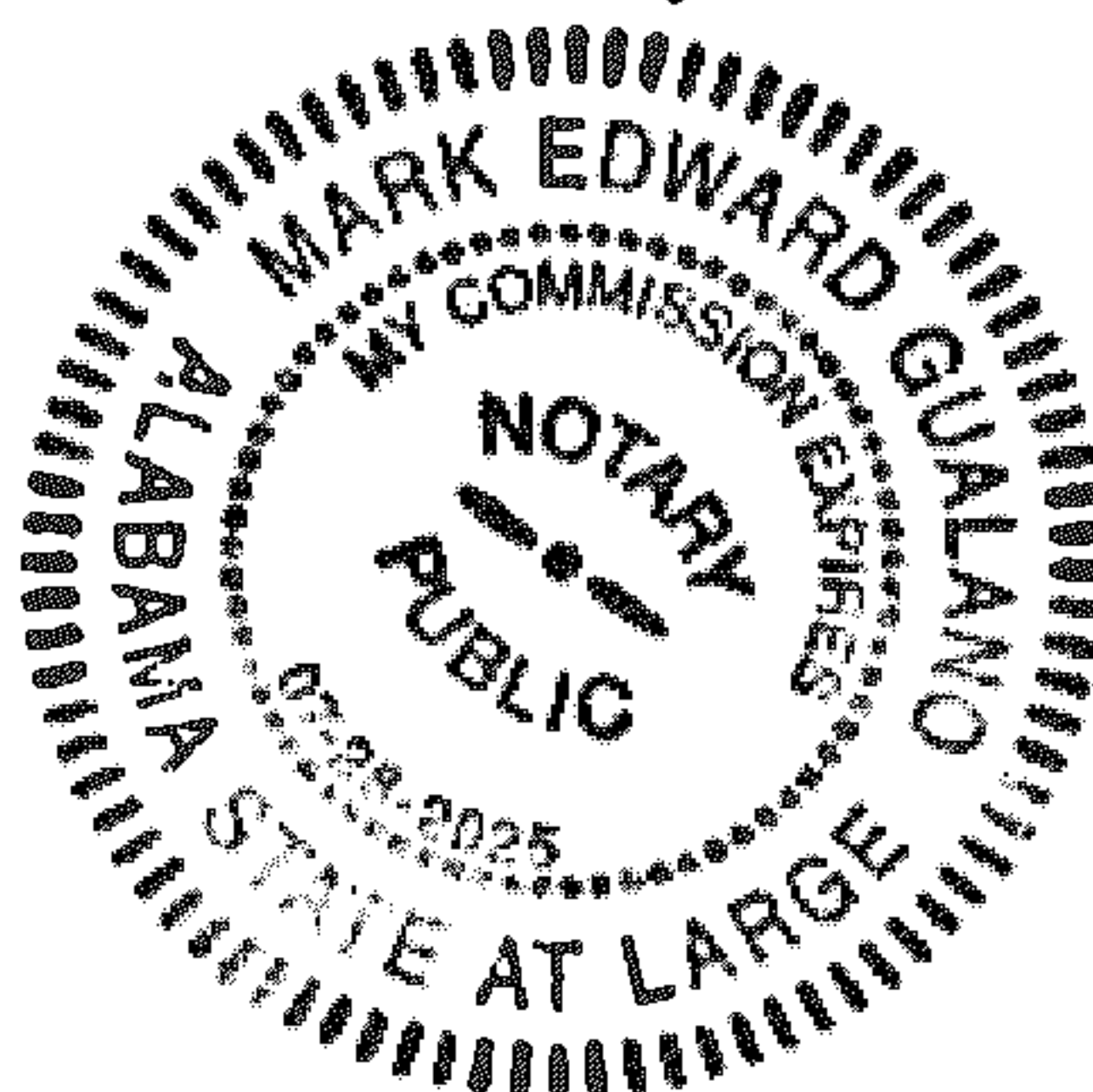


EXHIBIT A

The Land is described as follows:

A parcel of land lying in the Northwest quarter of the Northwest quarter of Section 13, Township 20 South, Range 4 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the above said quarter-quarter; thence run East along the North line of said quarter-quarter for a distance of 604.17 feet to an iron pin found, said point being the point of beginning of the following described parcel; thence continue along the last described course for a distance of 306.81 feet to an iron pin found; thence turn an interior angle left of 134°25'17" and run Southeasterly for a distance of 202.43 feet to an iron pin found; said point lying on the Northwesterly right of way margin of South Shades Crest Road; thence turn an interior angle left of 77°39'01" and run Southwesterly along said right of way margin for a distance of 225.03 feet to an iron pin found; thence turn an interior angle left of 102°14'30" and leaving said right of way margin run Northwesterly for a distance of 369.05 feet to the point of beginning.

Situated in Shelby County, Alabama.

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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

AMERICAN
LAND TITLE
ASSOCIATION



File No.: 4558T-22

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Aissatou Sow	Grantee's Name	Blake Vincent Dillard Hannah Pearson
Mailing Address	4025 McGinnis Ferry Road, Apt. 1203 Suwanee, GA 30024	Mailing Address	 , AL
Property Address	4440 Shades Crest Rd. Helena, AL 35022	Date of Sale	November 28, 2022
		Total Purchase Price	\$239,900.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 28, 2022Print Aissatou Sow**Unattested**Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/28/2022 11:54:14 AM
\$106.00 JOANN
20221128000433400

Aissatou Sow

Form RT-1