

**SEND TAX NOTICE TO:**

David De Oliveira  
2582 Bridlewood Drive  
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nancy Callahan, an unmarried woman**, whose address is 1202 Russell Road, Alexandria, VA 22301, (hereinafter "Grantor", whether one or more), by **David De Oliveira** whose address is 2582 Bridlewood Drive, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **David De Oliveira**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2582 Bridlewood Drive, Helena, AL 35080 to-wit:**

**Lot 35, according to the Survey of Dearing Downs 12th Addition - 2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$261,750.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

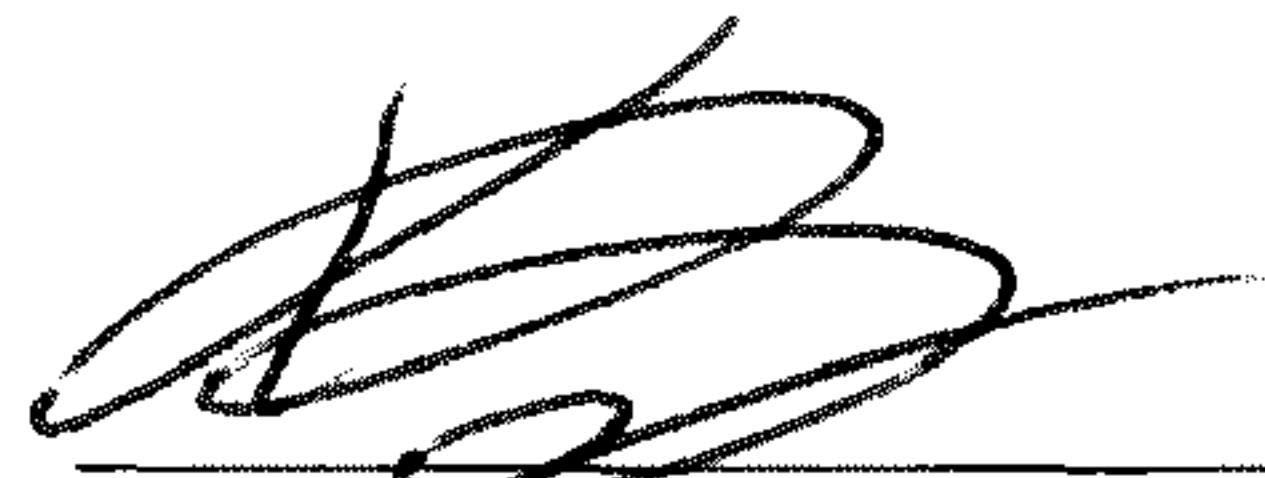
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of April, 2023.

*Nancy Callahan, by Julie Kroviak*  
*as her Attorney-In-Fact*  
Nancy Callahan, by Julie Kroviak,  
as her Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Julie Kroviak, whose name as Attorney-In-Fact for Nancy Callahan, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2023.

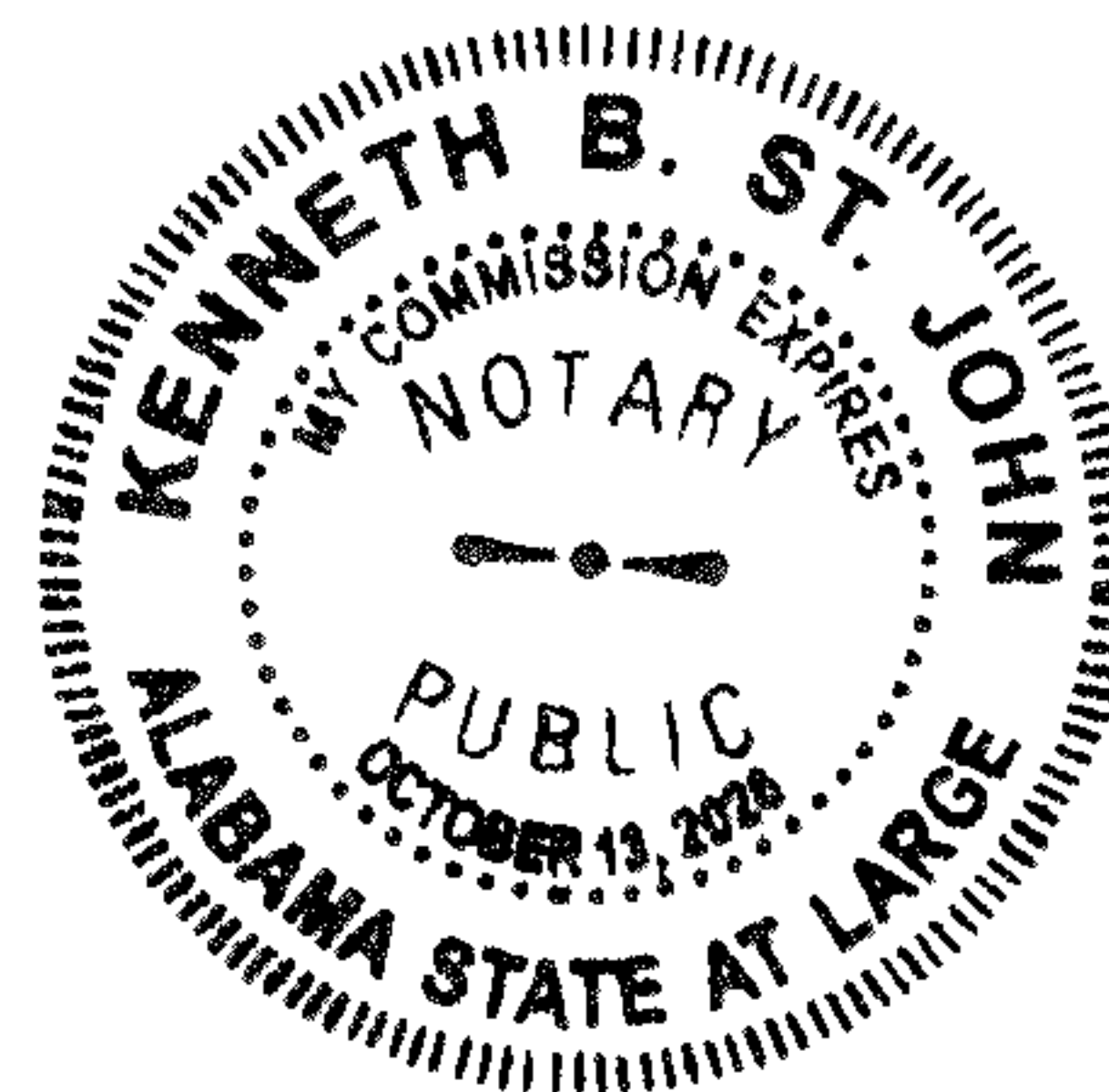


Notary Public

Printed Name:

My Commission Expires:

*Kenneth B St John*  
*10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/19/2023 02:23:15 PM  
\$38.50 JOANN  
20230419000113260

*Allie S. Bayl*