

**SEND TAX NOTICE TO:**  
Bertus John Kennedy  
1916 Chandalar Court  
Pelham, AL 35124

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 **ONE HUNDRED EIGHTY FOUR THOUSAND AND 00/100 (\$184,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gustavo Gomes dos Santos and Alexandra Santos, a married couple**, whose address is 533 55th Place South, Birmingham, AL 35212, (hereinafter "Grantor", whether one or more), by **Bertus John Kennedy**, whose address is 1916 Chandalar Court, Pelham, AL 35124, (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 **Bertus John Kennedy**, the following described real estate situated in Shelby County, Alabama, the address of which is 1916 Chandalar Court, Pelham, AL 35124 to-wit:

**Unit "A", Lot 1, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:**  
**Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 79.13 feet, thence 90 degrees right in a Southwesterly direction a distance of 21.53 feet to the point of beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the front of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "A" and "B", thence continue in a Southwesterly direction along the center line of fence, party wall and fence common to Units "A" and "B" a distance of 67.81 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C", and "D", thence left in a Southeasterly direction along the center line of last described wood fence a distance a distance 5.90 feet to the most Northerly corner of attached storage compartment, thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.30 feet, thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 7.86 feet, thence left in a Northeasterly direction along the Southeast wall of said storage compartment a distance of 5.22 feet to the center line of said fence enclosing back of said Units, thence right in a Southeasterly direction along the center line of said fence a distance of 11.86 feet, thence left in a Northeasterly direction along the center line of the wood fence, wall and fence, being the Southeast side of Unit "A", a distance of 67.88 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C", and "D", thence left in a Northwesterly direction along last described center line a distance of 26.15 feet to the point of beginning.**

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 \$147,200.00 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 25th day of April, 2023.

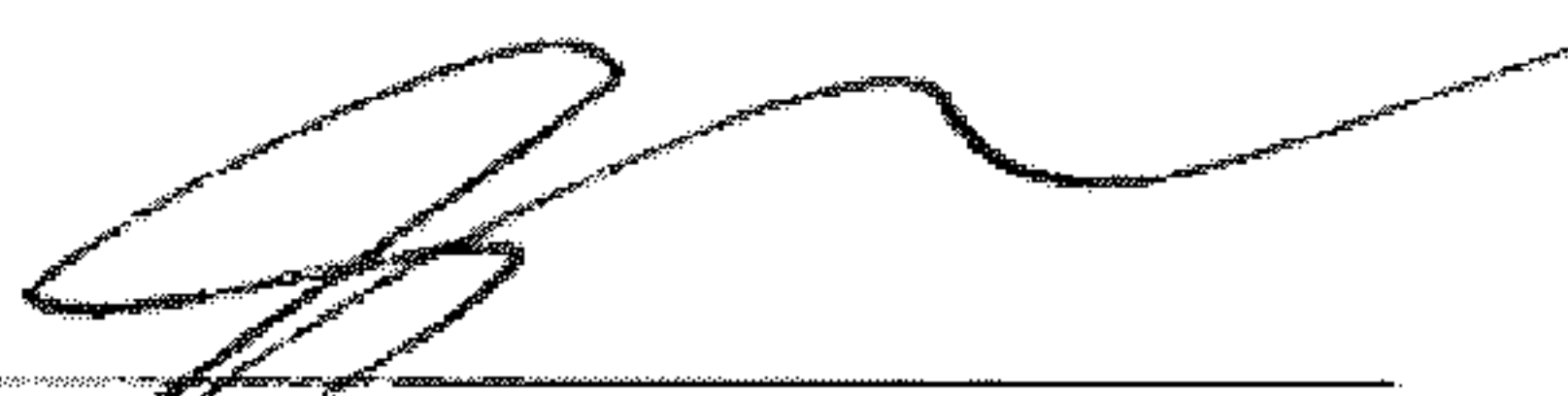
  
\_\_\_\_\_  
**Gustavo Gomes dos Santos**

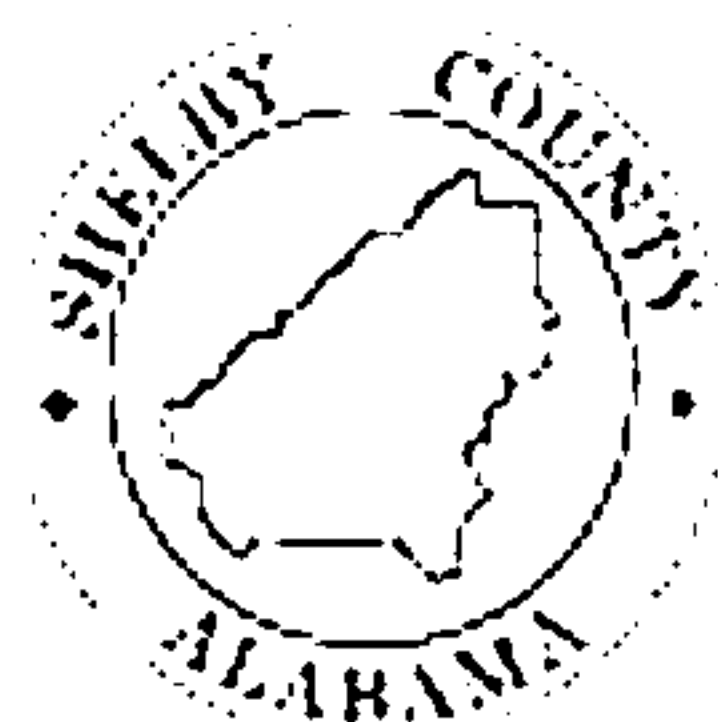
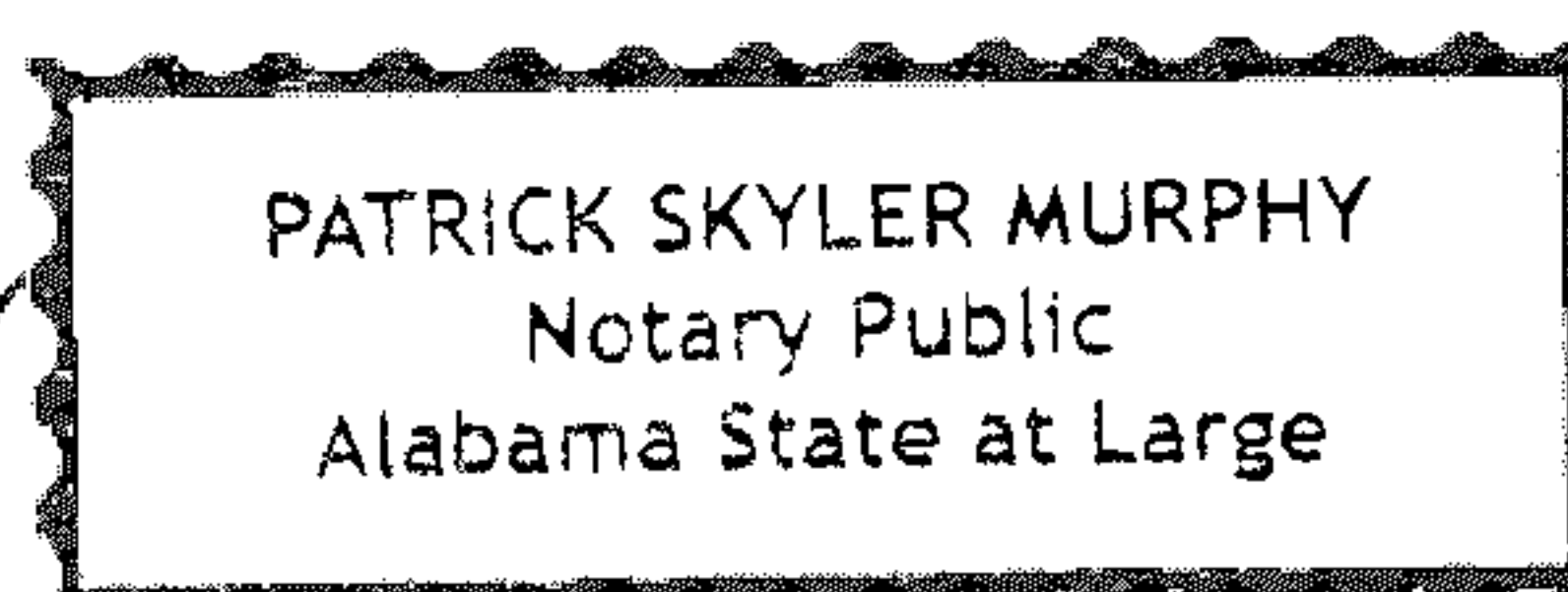
  
\_\_\_\_\_  
**Alexandra Santos**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gustavo Gomes dos Santos and Alexandra Santos whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 03-25-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/27/2023 02:44:00 PM  
\$62.00 JOANN  
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