

20240103000000010
01/03/2024 08:00:40 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Vilmar Lumacad Berzaldo, Jr. and Emilita Dumpit
824 Riverchase Pkwy W
Hoover, AL 35244

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 **THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$399,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Pamela L. Cooper and Robert S. Cooper, wife and husband**, whose address is 335 Bonnie Brae Avenue Itasca IL 60143 (hereinafter "Grantor", whether one or more), by **Vilmar Lumacad Berzaldo, Jr. and Emilita Dumpit**, whose address is 824 Riverchase Parkway West Hoover AL. 35244 (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 **Vilmar Lumacad Berzaldo, Jr. and Emilita Dumpit, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 824 Riverchase Parkway West, Hoover, AL 35244 to-wit:**

Lot 31, according to the Survey of Riverchase Country Club Second Addition Phase II, as recorded in Map Book 8, Page 161, 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 \$319,200.00 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 28 day of December, 2023.

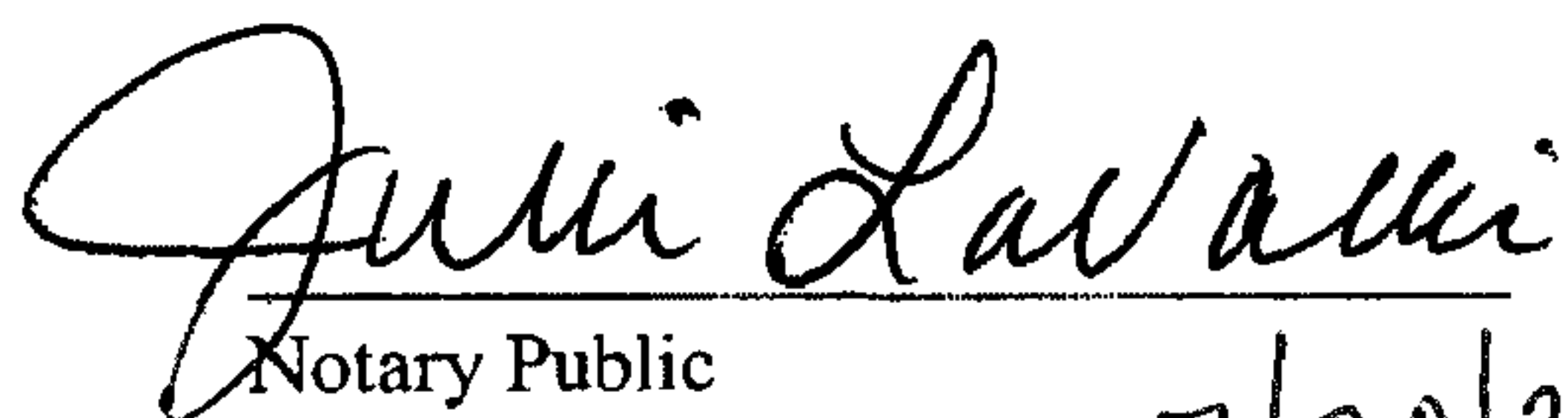

Pamela L. Cooper

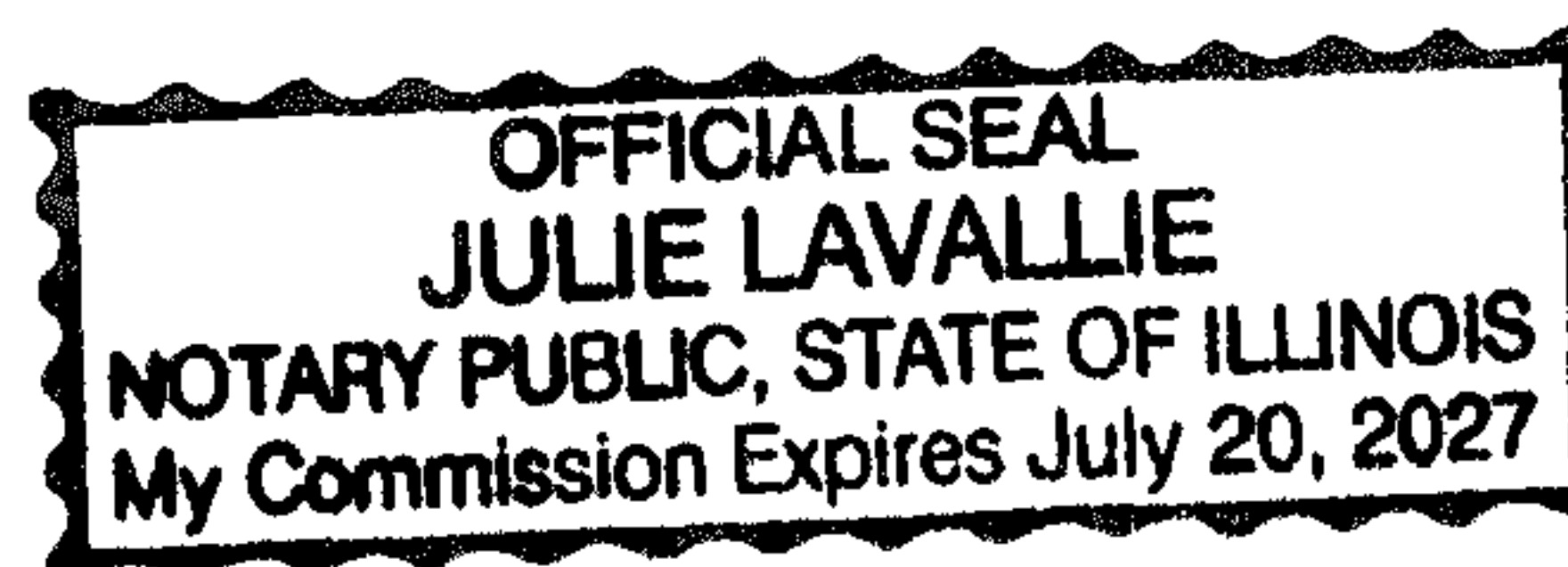
STATE OF ILLINOIS

COUNTY OF Dupage

I, the undersigned Notary Public in and for said County and State, hereby certify that **Pamela L. Cooper** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of December, 2023.


Notary Public
My Commission Expires: 7/20/2027




IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of December, 2023.

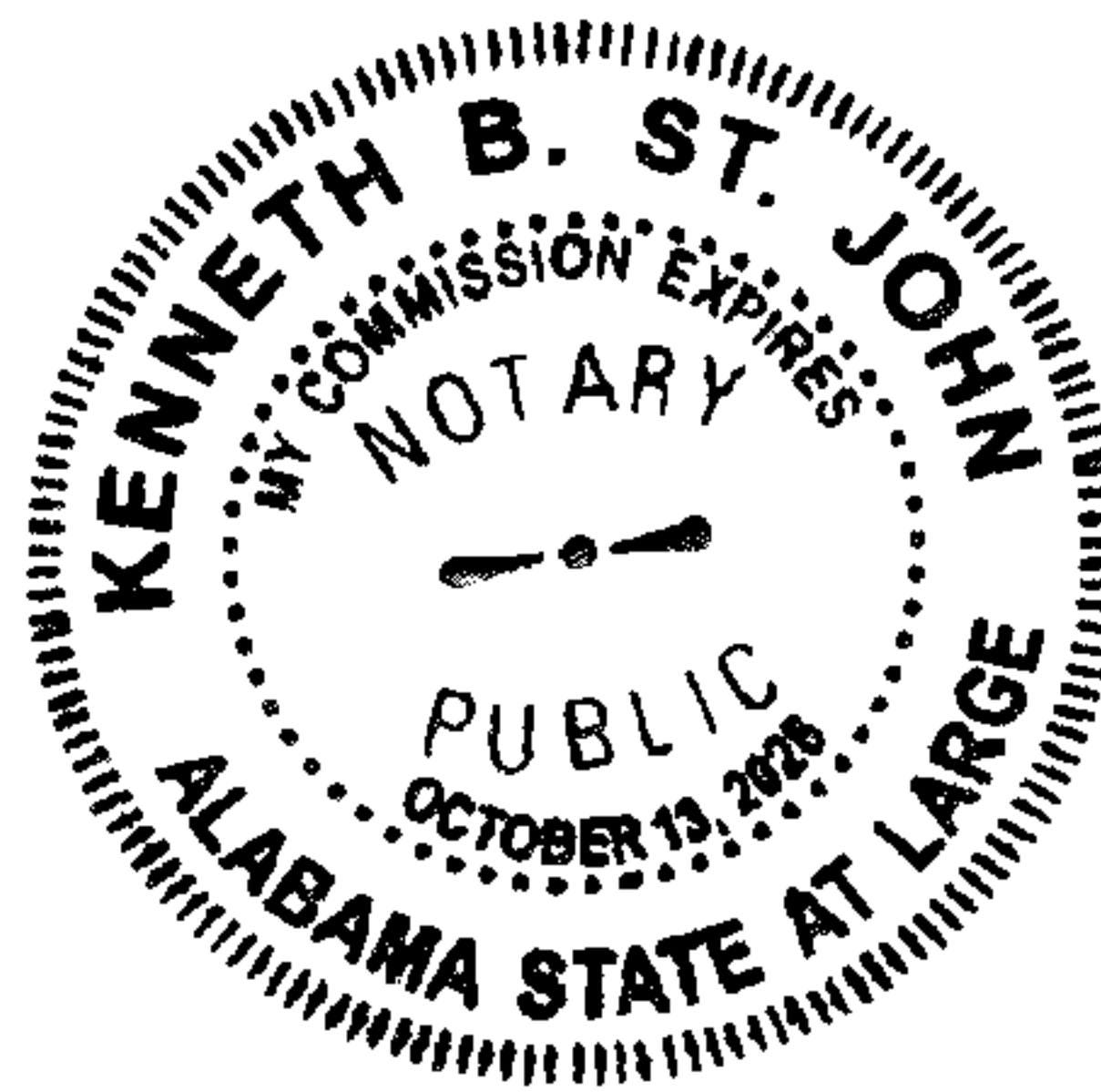

Robert S. Cooper

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Robert S. Cooper** whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2023.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 08:00:40 AM
\$109.00 PAYGE
20240103000000010

