

Send Tax Notice to:

David Garrett DeAraujo and Mary

Elizabeth Moore

*255 Chesser Park Drive
Chelsea, AL 35043*

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-23-15198

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 (\$309,900.00)** 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

Robin B. Snow and Michael L. Snow, a married couple, and Adam Snow and Victoria Snow, a married couple (herein referred to as “Grantor,” whether one or more), whose mailing address is

4922 Laurel Trce North, Anniston, AL 36207

by **David Garrett DeAraujo and Mary Elizabeth Moore** (herein referred to as “Grantee,” whether one or more), whose mailing address is

255 Chesser Park Dr., Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **255 Chesser Park Dr., Chelsea, AL 35043**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$304,286.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12th day of January, 2024

Robin B Snow by Adam Snow, Attorney in Fact
Robin B. Snow by Adam Snow, Attorney-In-Fact

Michael L Snow by Adam Snow, Attorney in Fact
Michael L. Snow by Adam Snow, Attorney-In-Fact

Adam Snow
Adam Snow
Victoria Snow
Victoria Snow

State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Adam Snow**, whose name(s) is signed as Attorney in Fact for **Robin B. Snow and Michael L. Snow** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of January, A. D. 2024
Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Adam Snow and Victoria Snow**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of January, A. D. 2024
Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:

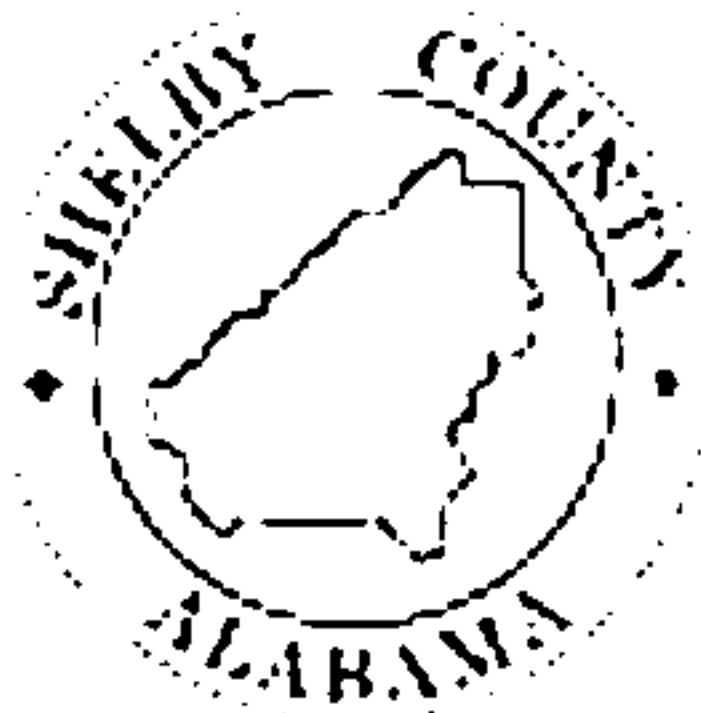


EXHIBIT A

Property 1:

Lot 21, according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20040511000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 10:38:57 AM
\$34.00 PAYGE
20240117000011960

Allen S. Bayl