

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Maximiliano Alberto Rodriguez and Gisela
Magali Martinez
309 Chadwick Place
Helena, AL35080

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Joseph Beachum, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Maximiliano Alberto Rodriguez and Gisela Magali Martinez

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$220,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2024.

Joseph Beachum by Nicole Beachum
Joseph Beachum by Nicole Beachum, *Attorney-In-Fact*
Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

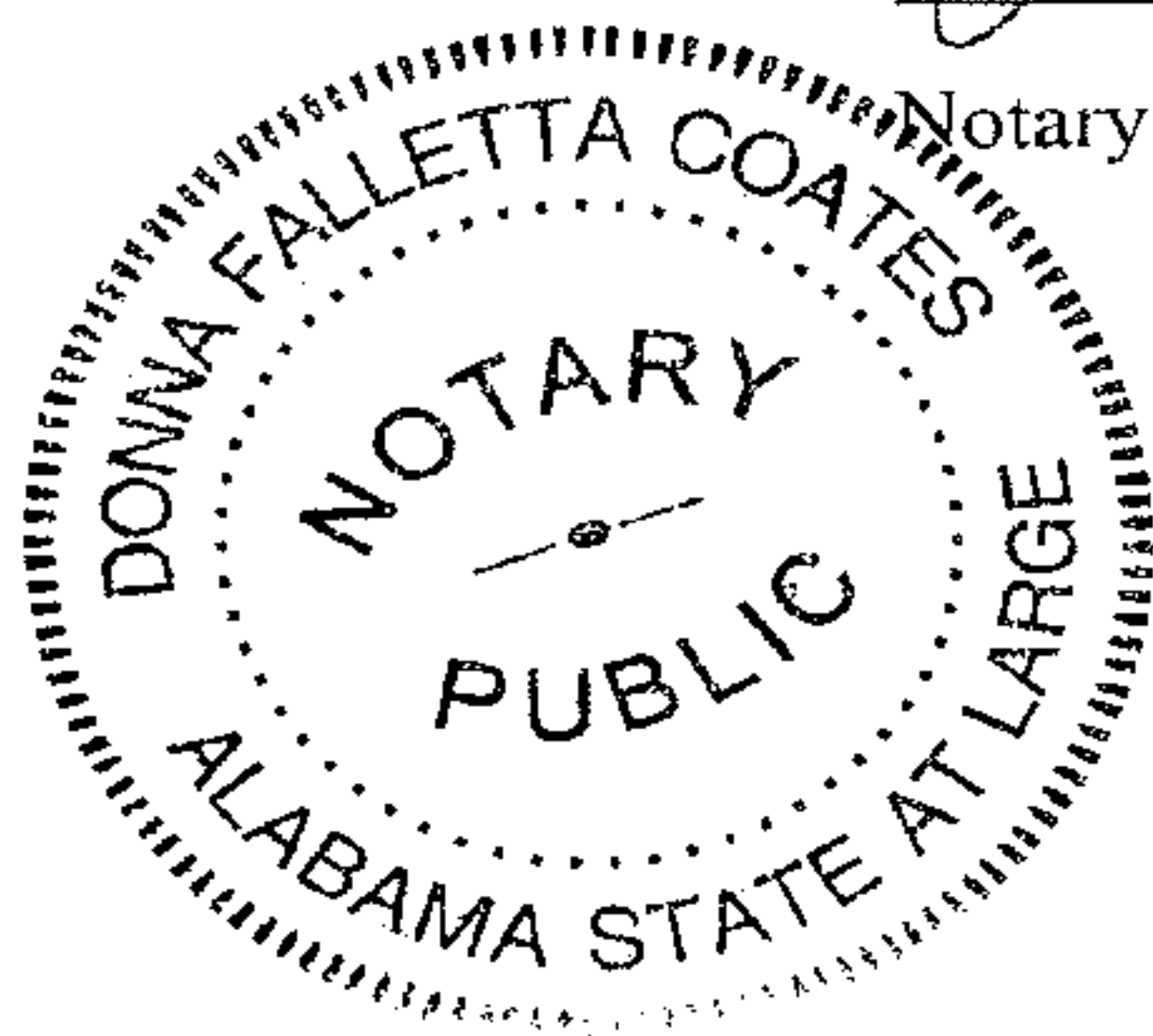
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicole Beachum, Attorney-In-Fact for Joseph Beachum**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **8th day of March, 2024.**

Donna Falletta Coates
Notary Public

My Commission Expires:

01.03.2025



Alli S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Date of Sale March 8, 2024

Total Purchase Price \$275,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

Form RT-1