

SEND TAX NOTICE TO:
Paulo Santana and Girlene Costa
2335 Arbor Glenn
Hoover AL 335244

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 FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Parade Home Builders, Inc., an Alabama Corporation**, whose address is 2271 Valleydale Road, suite 301, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Paulo Santana and Girlene Costa**, whose address is Lot 6 Heardmont Estates, Birmingham, AL 35242, (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 **Paulo Santana, and Girlene Costa, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is Lot 6 Heardmont Estates, Birmingham, AL 35242, to-wit:

Lot 6, according to the Final Plat of Heardmont Estates, as recorded in Map Book 60, Page 30, in the Office of the Judge of Probate 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 \$0.00 executed and recorded simultaneously herewith.

Per the agreement of contract for the real property sale of lot 6, Grantee agrees that in the event that grantee desires to resale subject lot 6 which has been purchased without constructing a residence thereon, that grantee will give an option to the grantor the option to purchase the said lot at the original price. Grantor is given the first right of refusal per this agreement and is a condition precedent to the sale of said lot. This agreement is only in effect when the lot is being resold without a constructed residence on said lot.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Parade Home Builders, Inc., an Alabama Corporation, by Moiz Fouladbakhsh, as its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 15th day of August, 2024.

Parade Home Builders, Inc., an Alabama Corporation

By:


Moiz Fouladbakhsh, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Moiz Fouladbakhsh, Sole Member of Parade Home Builders, Inc. whose name as Sole Member of the Parade Home Builders, Inc., a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 15th day of August, 2024.


Notary Public

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 09:23:36 AM
\$380.00 JOANN
20240816000255890

