20241002000309120 10/02/2024 01:16:00 PM DEEDS 1/3

Send Tax Notice to: Regis Da Silva 207 Rocky Ridge Drive

Helena, AL 35080

WARRANTY DEED

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THREE THOUSAND AND 00/100 (\$173,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Elwyn Bearden and Debby Bearden, husband and wife (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Regis Da Silva (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the Survey of Rocky Ridge, Phase II, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of October, 2024.

Debby Bearden

STATE OF ALABAMA Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elwyn Bearden and Debby Bearden, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of October, 2024.

Notary Public

My Commission Expires: [/6/25

JUSTIN SMITHERMAN Notory Pullio, Alcionna State At Large 1 Hy Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

	This Document must be fue	ea in accoraance wiii	Coue of Atabama 17	, 5, 500000 10
File#: E-6999 Grantor's Name Mailing Address	Elwyn Bearden and Debby Be 3490 Bearden Lane Helena, AL 35080	arden	Grantee's Name Mailing Address	Regis Da Silva 207 Rocky Ridge Drive Helena, AL 35080
Property Address	207 Rocky Ridge Drive Helena, AL 35080		Date of Sale Total Purchase Price Or	October 2, 2024 \$173,000.00
			Actual Value	\$
			Or Assessor's Market Valu	ıe <u>\$</u>
The purchase p (check one) (R	orice or actual value claims ecordation of documentary	ed on this form car y evidence is not re	n be verified in the equired)	following documentary evidence:
	ntract Statement	Appraisa Other:		
If the conveyare the filing of the	nce document presented for is form is not required.	or recordation cont	ains all of the requ	ired information referenced above,
		Instructi		
	e and mailing address - pro ent mailing address.	ovide the name of	the person or perso	ons conveying interest to property
		arrida tha nama af	the nerson or nerso	ons to whom interest to property is
Grantee's nambeing conveye		ovide the hame of	me person or perso	ons to whom interest to property is
n –	ess - the physical address of to the property was conve		ng conveyed, if ava	ailable. Date of Sale - the date on
Total purchase conveyed by t	e price - the total amount p he instrument offered for r	aid for the purchasecord.	se of the property,	both real and personal, being
conveyed by t	if the property is not being the instrument offered for rate assessor's current market	record. This may b	ue of the property, e evidenced by an	both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation of the property as	determined by the	local official char	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I fur	best of my knowledge and ther understand that any fa ted in Code of Alabama 1	alse statements cla	imed on this form	d in this document is true and may result in the imposition of the
Date October	2, 2024		Print: Justin Smi	therman
Unatte	sted		Sign	
	(verified by)	Filed and Recorded		ntee/Owner/Agent) circle one
		Official Public Reco Judge of Probate, St Clerk	ords helby County Alabam	a, County Form RT-
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Shelby County, AL

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