

Send Tax Notice to:

Leonardo Santos Villeda
4834 Riverwood Pl
Birmingham, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument# 20241002000307710; 1999-00455

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Chandler Howard, a married man as to his non-homestead property**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 67 Airsth Dr, Hazel, AL 35079 does hereby grant, bargain, sell and convey unto **Leonardo Santos Villeda**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 4834 Riverwood Pl, Birmingham, AL 35242, for and the following described real estate, situated in Shelby County, Alabama, having an address of 4834 Riverwood Place, Birmingham, AL 35242, to wit:

Lot B, Block 3, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common areas as set forth in the Declaration recorded in Misc. 39, Page 880.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$252,200.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their 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 the 15 day of November, 2024.

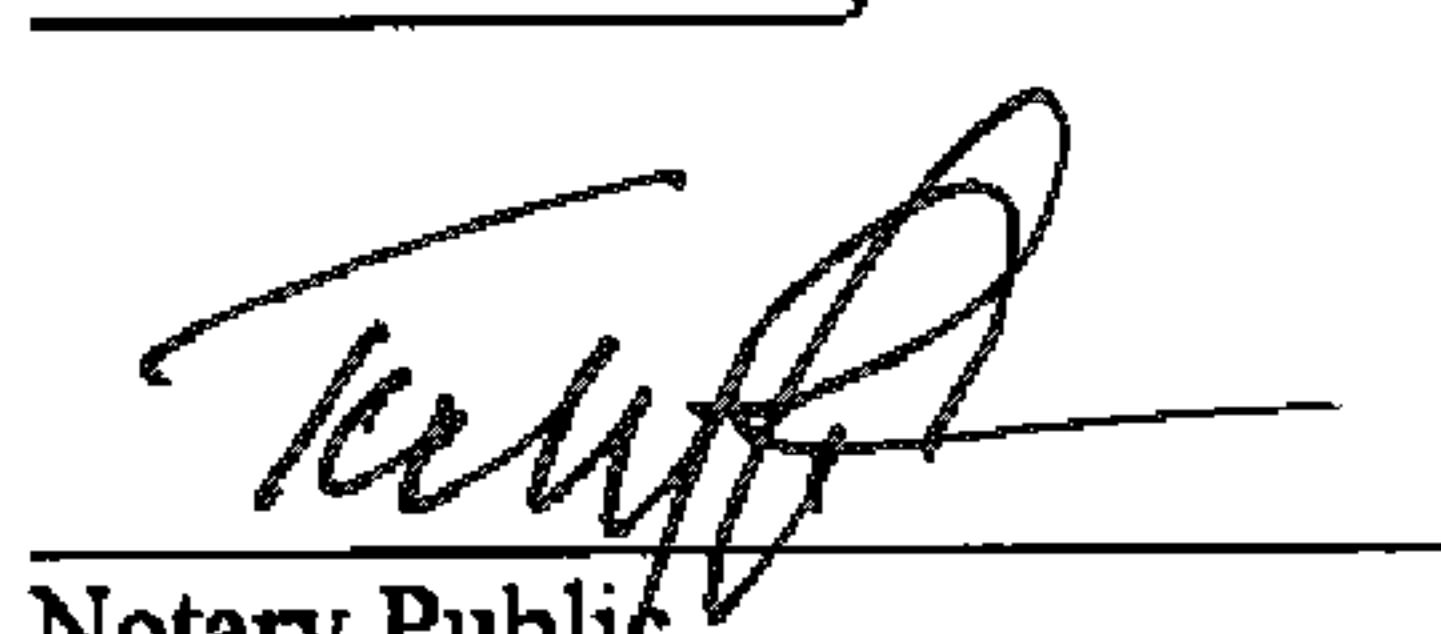


Chandler Howard

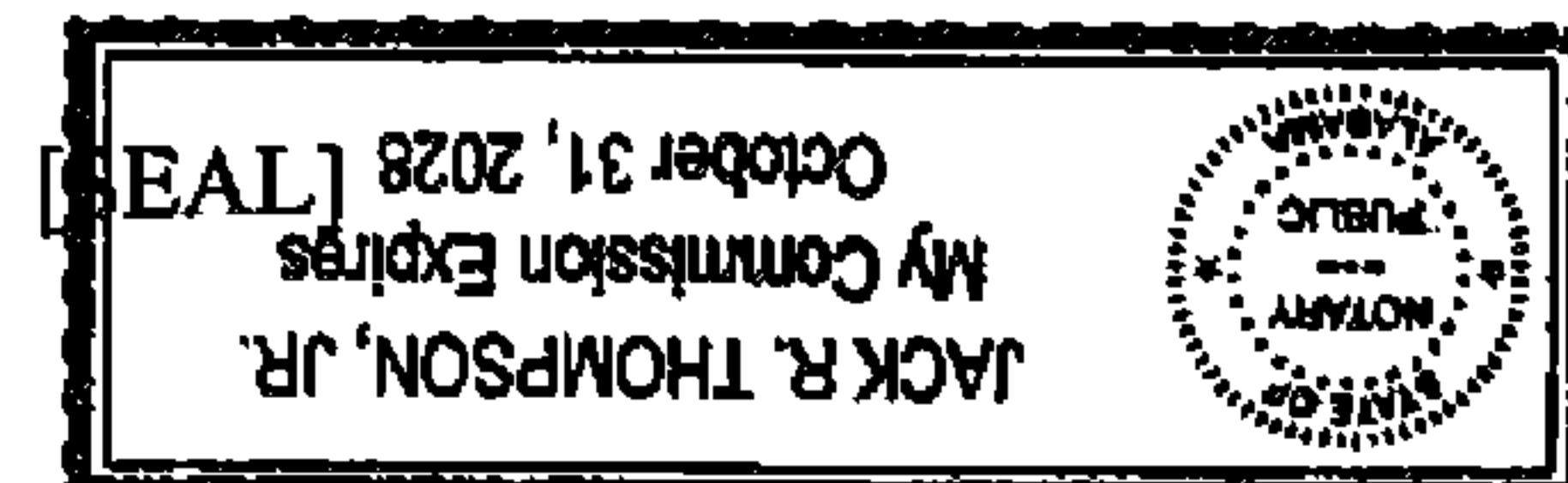
STATE OF AlabamaCOUNTY OF Fayette

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Chandler Howard**, 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 15 day of November, 2024.



Notary Public

My Commission Expires: 10/31/2028

This instrument was prepared by:
 The Law Offices of Nathan R. Cordle, LLC
 Nathan R. Cordle, Esq.
 1801 Oxmoor Road, Suite 100
 Birmingham, AL 35209
 (205) 454-9121

File No.: ATB4353



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2024 10:15:12 AM
 \$33.00 JOANN
 20241118000356000

