

SEND TAX NOTICE TO:

Clementino Vong do Rosario and Olivia J. Williams
564 Russet Bend Drive
Birmingham, AL 35244

This instrument prepared by:
Kellie M. Dyer
Law Office of Kellie M. Dyer, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-111

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew Beadlecomb and Kaleigh Beadlecomb, a married couple**, whose address is 805 Wesley Avenue, Mobile, AL 36609, (hereinafter "Grantor", whether one or more), by **Clementino Vong do Rosario and Olivia J. Williams**, whose address is 1501 15th Avenue South, Apt 16, Birmingham, AL 35205, (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 **Clementino Vong do Rosario and Olivia J. Williams, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 21, according to the Map and Survey of Russet Bend, as recorded in Map Book 11, Page 52, in the Office of the Judge of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 564 Russet Bend Drive, Birmingham, Alabama 35244.

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$308,750.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of April, 2025.

Matthew Beadlecomb

Matthew Beadlecomb

Kaleigh Beadlecomb

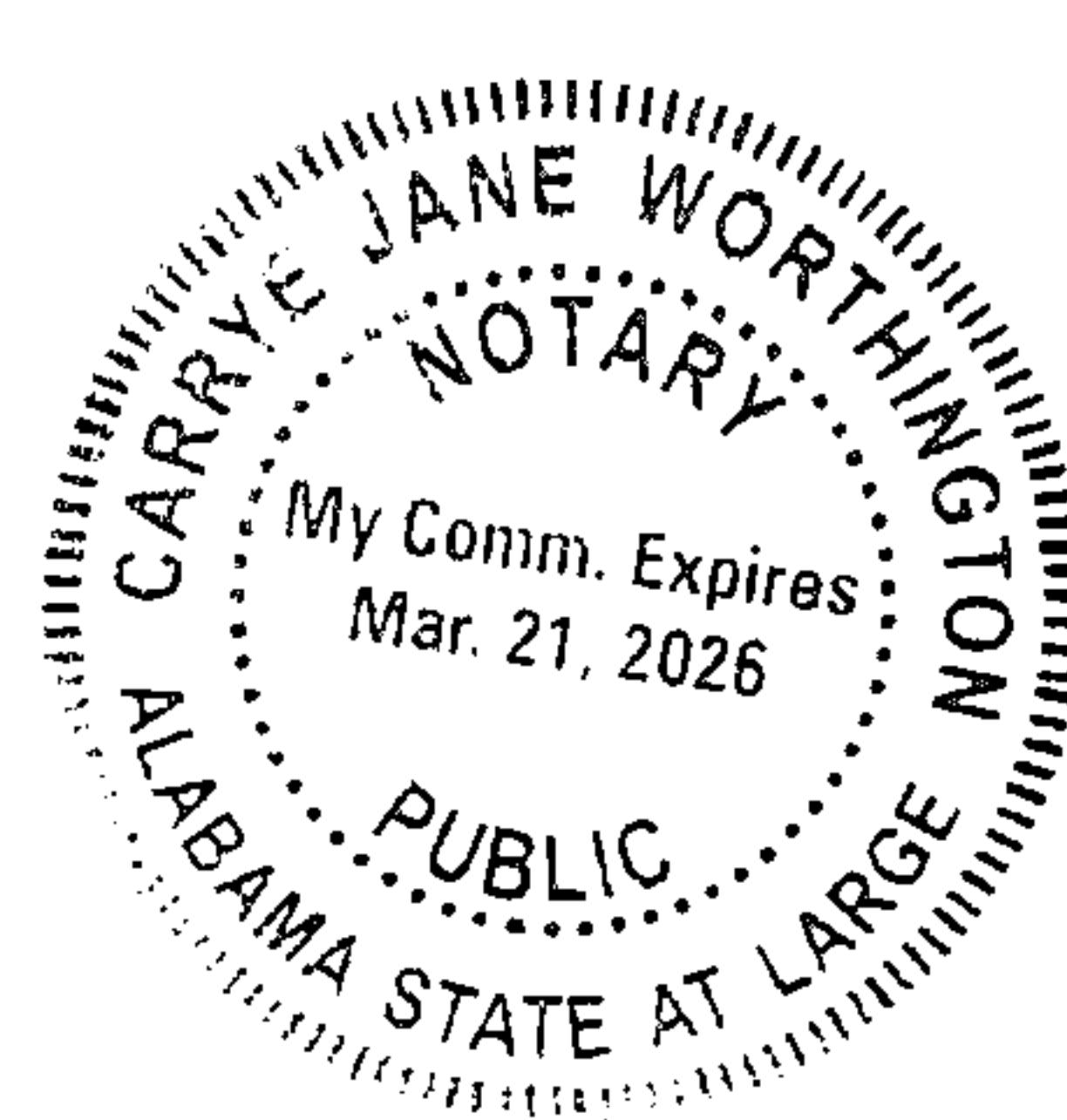
Kaleigh Beadlecomb

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Matthew Beadlecomb and Kaleigh Beadlecomb, 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 conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of April, 2025.

Carrie Jane Worthing
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2025 02:25:37 PM
\$41.50 BRITTANI
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Allie S. Bayl