

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby
Presents:

Send Tax Notice To:
Gustavo Santos and Alexandra Noelle Conte Santos
533 55TH PL S
BIRMINGHAM AL 35212

THAT IN CONSIDERATION OF TWO HUNDRED NINETY THOUSAND AND 00/100
(\$290,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marcos Paulo Azevedo De Moura and Luciane Ferreira De Oliveira , both married (herein referred to as grantors) do grant, bargain, sell and convey unto Gustavo Santos, and Alexandra Noelle Conte Santos, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 64, Final Plat of Chelsea Acres Sector I Phase 18, a map or plat of which is recorded in Map Book 58 at Page 16 in the Office of the Judge of Probate for Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

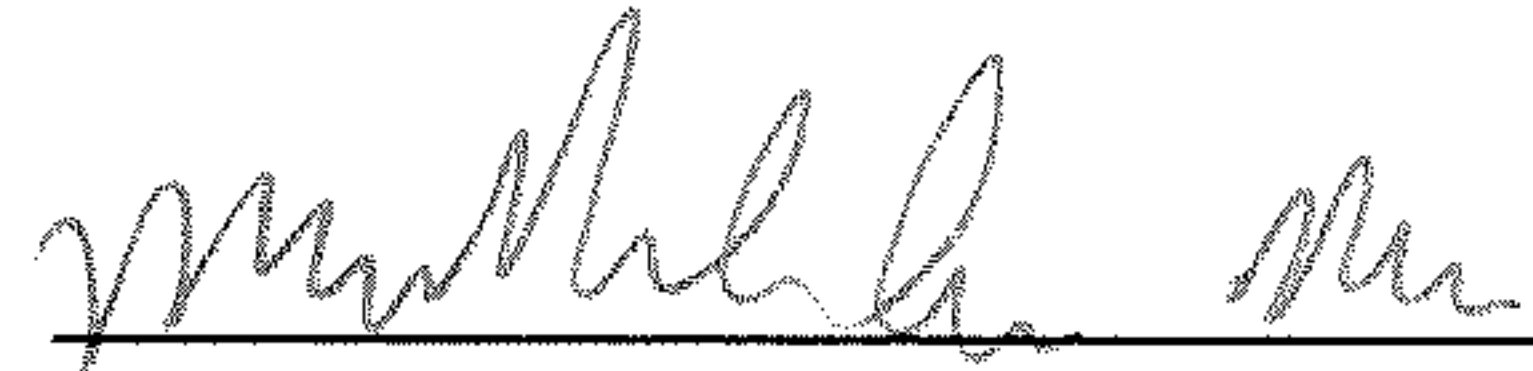
\$270,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

MORTGAGE WAS RECORDED WITHOUT THE DEED IN INSTRUMENT #20251125000361610
11-25-25 AT 9:54 AM

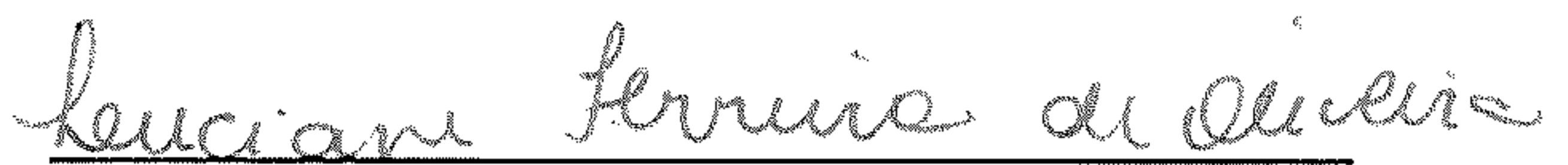
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, 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 19TH DAY OF NOVEMBER 2025



Marcos Paulo Azevedo De Moura



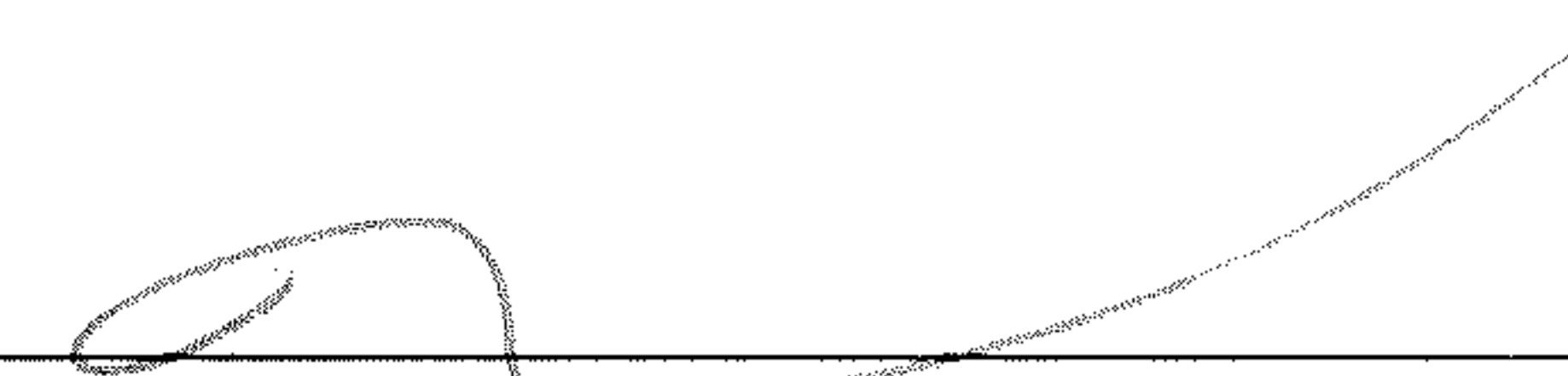
Luciane Ferreira De Oliveira

STATE OF **ALABAMA**
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Marcos Paulo Azevedo De Moura and Luciane Ferreira De Oliveira whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of November, 2025

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226



Notary Public
My Commission Expires:

