

Send tax notice to:
KEVIN RADOVICH
1819 CHANDAMONT CIRCLE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022456

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Three Thousand and 00/100 Dollars (\$373,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SAM F SCHIFANELLA and PHYLLIS C SCHIFANELLA, HUSBAND AND WIFE** whose mailing address is: 876 Ridgeway Avenue Columbia Al 35015 (hereinafter referred to as "Grantors") by **KEVIN RADOVICH and JACQUELYNN RADOVICH** whose property address is: **1819 CHANDAMONT CIRCLE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Chandalar South First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

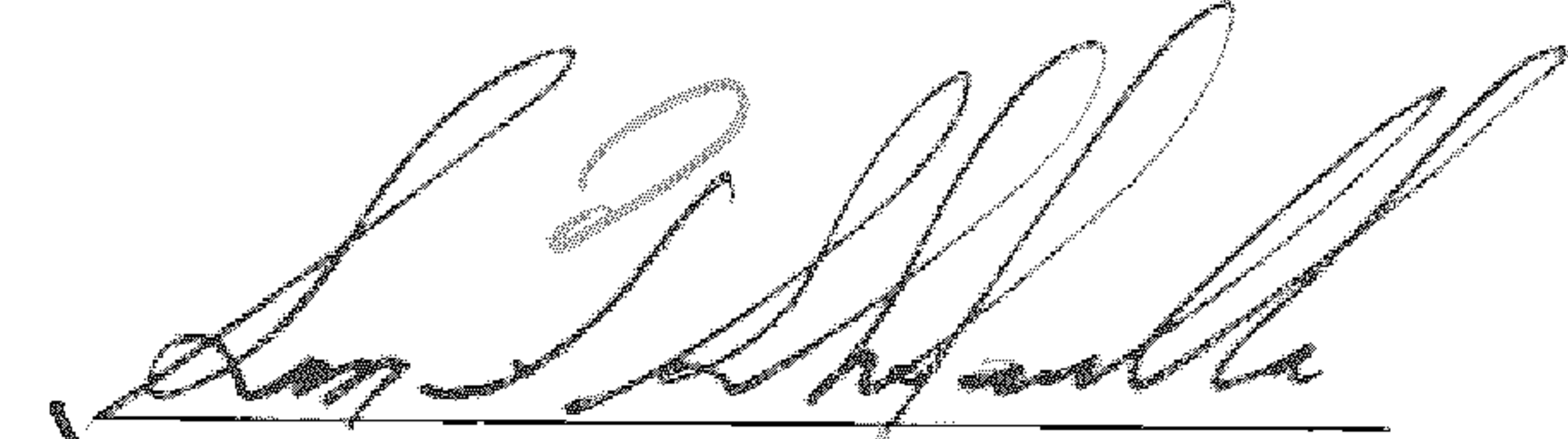
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Easement to Alabama Power Company recorded in Deed Book 264, page 28 and Deed Book 278, page 477 in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Misc. Volume 2, page 707, in the Probate Office of Shelby County, Alabama.
6. Easement to South Central Bell as recorded in Deed Book 280, page 752, in the Probate Office of Shelby County, Alabama.
7. Easement to Bellsouth Telecommunications, as recorded in Instrument 20061101000539630, in the Probate Office of Shelby County, Alabama.


\$366,244.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9 day of September, 2022.



SAM F SCHIFANELLA

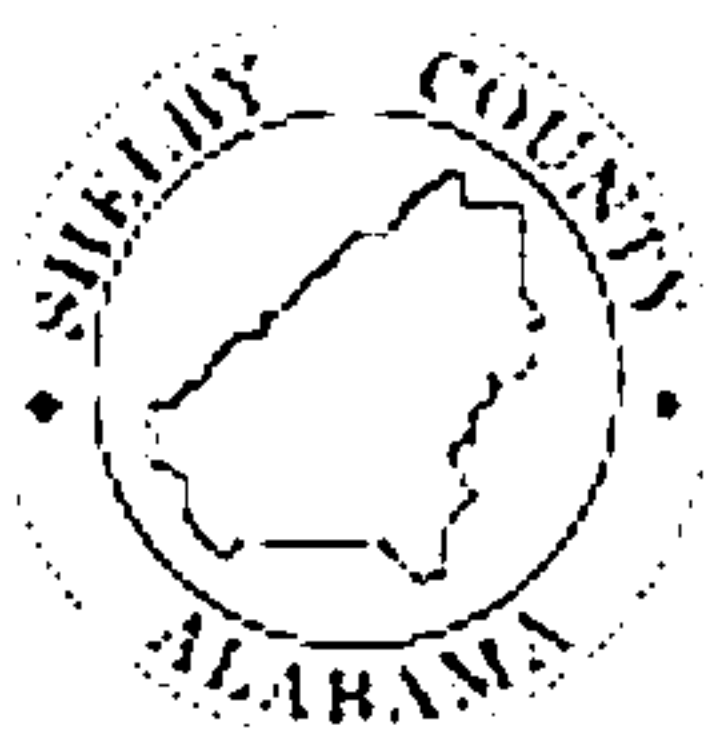
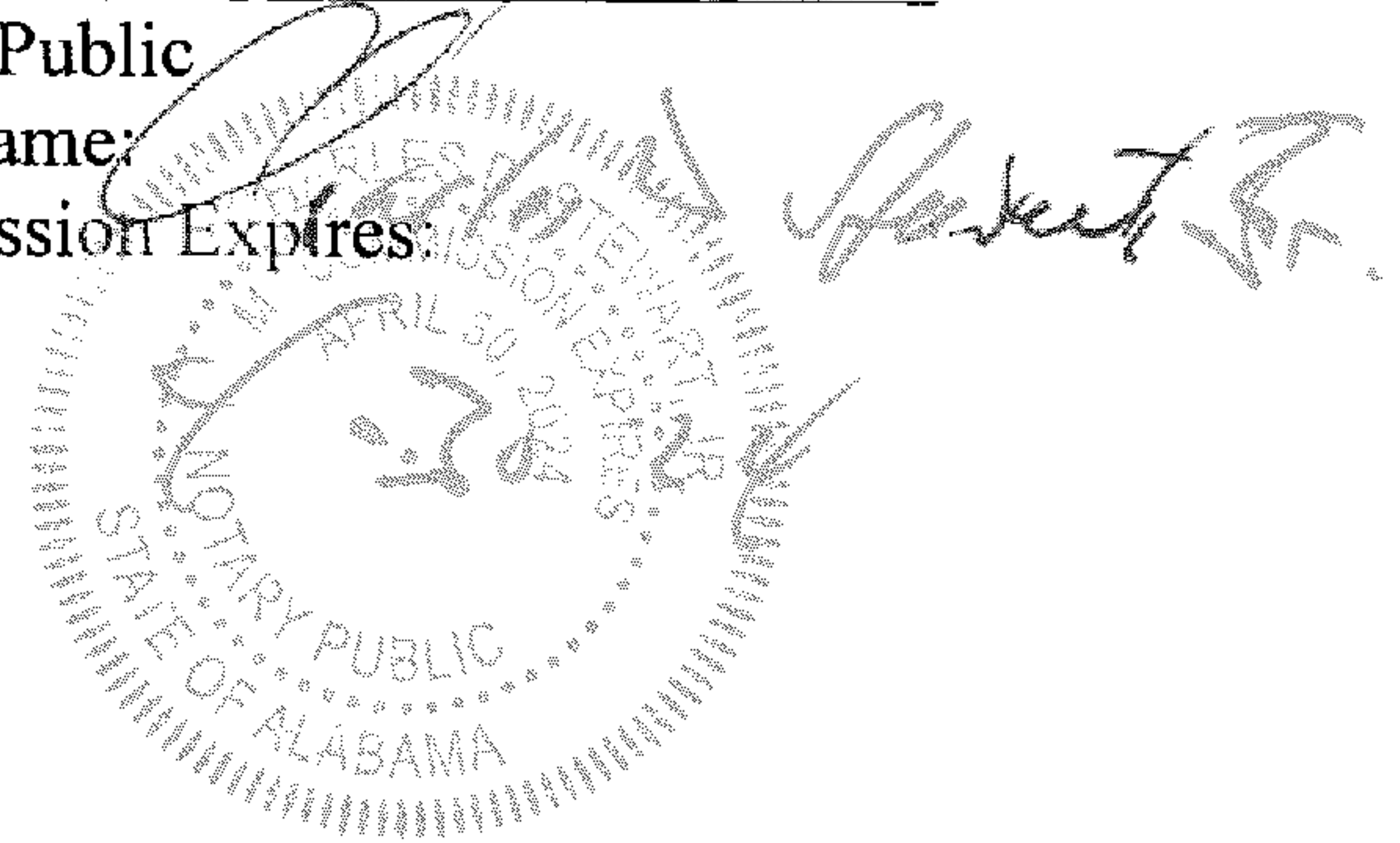

PHYLLIS C SCHIFANELLA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAM F SCHIFANELLA and PHYLLIS C SCHIFANELLA whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of September, 2022.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2022 02:42:24 PM
\$32.00 JOANN
20220913000355480

