

Send Tax Notice to:

Pete DiChiara

4244 Cahaba Lake Drive  
Hoover, AL 35216

This Instrument Prepared By:

Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-23-14822**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Mark A. Gajdosik and Tracy B. Gajdosik, a married couple (herein referred to as "Grantor,"** whether one or more), whose mailing address is

1076 Linn Cove Court, Gallatin, TN 37066

by **Pete DiChiara (herein referred to as "Grantee")**, whose mailing address is

4244 Cahaba Lake Drive, Hoover, AL 35216

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4244 Cahaba Lake Drive, Hoover, AL 35216,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

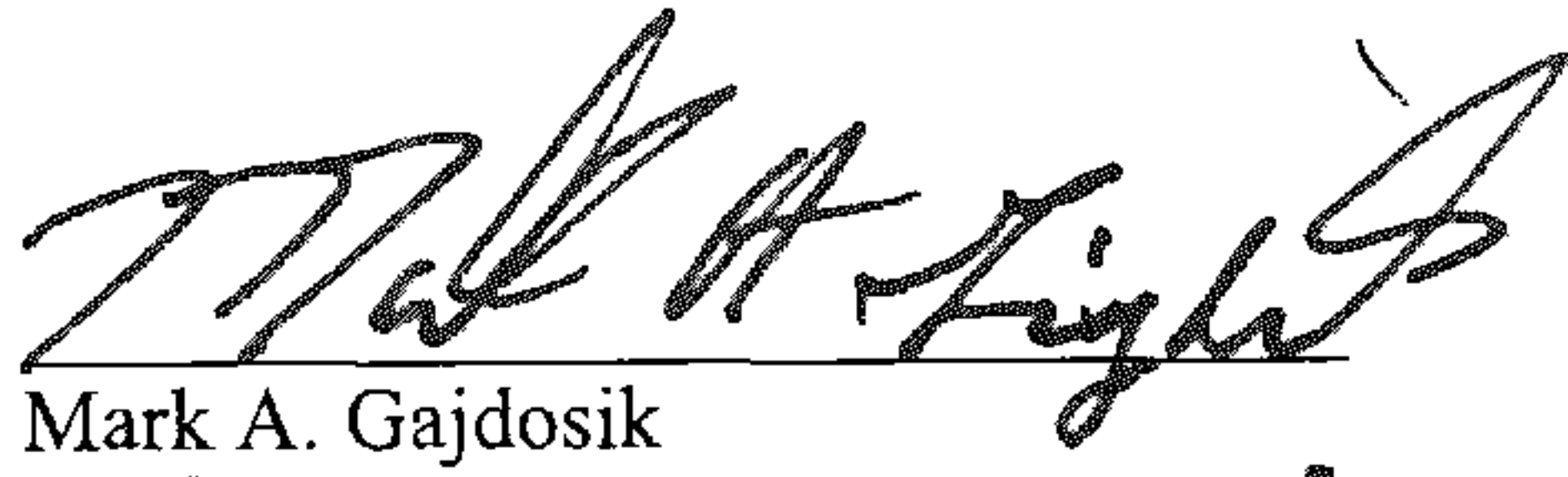
MINING AND MINERAL RIGHTS EXCEPTED.

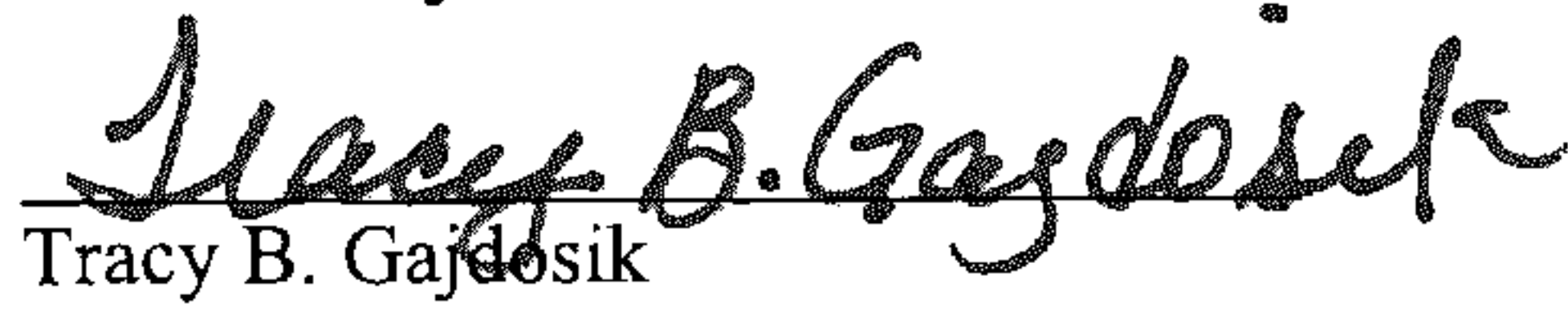
**\$352,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 12<sup>th</sup> day of December, 2023

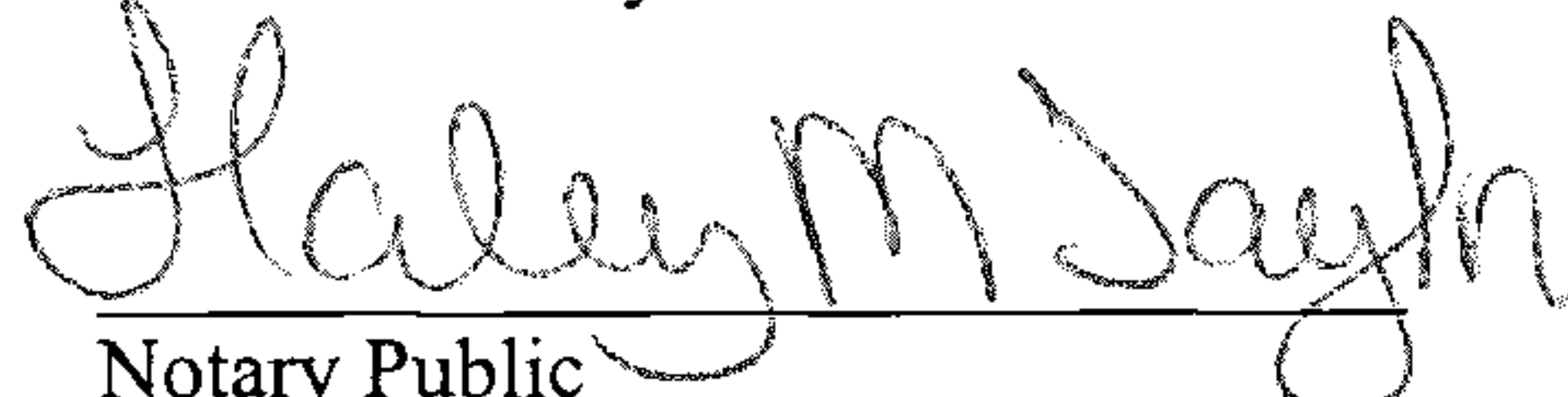
  
Mark A. Gajdosik

  
Tracy B. Gajdosik

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mark A. Gajdosik and Tracy B. Gajdosik whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December, 2023.

  
Notary Public  
My Commission Expires:

Haley M. Taylor  
Notary Public, Alabama State At Large  
My Commission Expires 2/1/2026

**EXHIBIT A**

Property 1:

Lot 65A, according to the Final Plat of The Subdivision Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/13/2023 11:40:35 AM**  
**\$116.00 BRITTANI**  
**20231213000358890**

*Allie S. Bayl*

General Warranty Deed - Individual (AL)