

Send tax notice to:
KATELYN H NEUMANN
609 VILLAGE WAY
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

2018115T

SHELBY COUNTY

20180327000099760
03/27/2018 10:26:50 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Seven Thousand and 00/100 Dollars (\$277,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CYNTHIA I PACHECO-GARCIA and MARCOS I PACHECO-GARCIA**, WIFE and HUSBAND, whose mailing address is: 192 CHASE CREEK CIRCLE, PELHAM ,AL 35124 (hereinafter referred to as "Grantors") by **KATELYN H NEUMANN and GRANT W NEUMANN** whose property address is: 609 VILLAGE WAY, 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 18, according to the map and survey of the Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, page 60, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 4, Page 505.
4. Covenants, Conditions, and Restrictions recorded in Inst #20060823000412830.
5. Right of way granted to Shelby County recorded in Book 102, Page 17 and Book 76, Page 259.
6. Transmission line permit in favor Alabama Power Company recorded in Book 223, Page 80, Book 102, Page 397, Book 127, Page 597, Book 101, Page 514, Book 170, Page 264 and Book 134, Page 37.
7. Easement granted to Alabama Power of Company recorded in Instrument #20060828000422340.

\$221,600.00 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 Grantors, have hereunto set their hand and seal this the 23rd day of March, 2018.

Cynthia I. Pacheco-Garcia
CYNTHIA I PACHECO-GARCIA
Marcos I Pacheco-Garcia
MARCOS I PACHECO-GARCIA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA I PACHECO-GARCIA and MARCOS I PACHECO-GARCIA whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2018.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2018 10:26:50 AM
\$73.50 CHERRY
20180327000099760

James W. Fuhrmeister