

This instrument was prepared by:
South Oak Title Gardendale, LLC
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071

Send Tax Notice to:
Diana V. Krasteva
2007 Chandalar Ct.
Pelham, AL 35124

WARRANTY DEED



20180711000246690 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
07/11/2018 01:32:54 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Fifteen Thousand Dollars & NO/100----(\$115,000.00)---Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cassie Lynn Johnson and husband, Scott Thomas and Henry Allen Parker, Jr. a married man
herein referred to as grantors, do grant, bargain, sell and convey unto

Diana V. Krasteva

herein referred to as GRANTEES, the following described real estate, situated in **Shelby** County Alabama, to wit:

Lot 36, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not payable.

\$109,250.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantors Forwarding Address: 1013 CEDAR HOLLOW CIRCLE
HELENA, AL. 35080

Property Address: 2007 Chandalar Court, Pelham, AL 35124

Consideration verified by a closing statement.

The above described property is not the homestead of Henry Allen Parker, Jr. or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs or its successors and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns or successors 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 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, his, her or their heirs and assigns or its successors 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 26th day of June, 2018.

Cassie Lynn Johnson
Cassie Lynn Johnson

Scott Thomas
Scott Thomas

Henry Allen Parker Jr.
Henry Allen Parker, Jr.

Shelby County, AL 07/11/2018
State of Alabama
Deed Tax: \$6.00

General Acknowledgement

STATE OF ALABAMA
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cassie Lynn Johnson and husband, Scott Thomas and Henry Allen Parker, Jr. a married man** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2018.

My Commissions Expires: 2/5/22

