

20211015000501830
10/15/2021 09:15:21 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jacqueline Maniscalco and Samuel Maniscalco
5039 English Turn
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100842

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joan E. Cardwell , an unmarried woman**, whose address is 235 Inverness Center Dr, Apt 206, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Jacqueline Maniscalco and Samuel Maniscalco**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jacqueline Maniscalco and Samuel Maniscalco , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **5039 English Turn, Birmingham, AL 35242, to-wit:**

Lot 7, according to the Survey of the Final Record Plat of Greystone Farms, English Turn Sector, Phase 2, as recorded in Map Book 21, Page 46, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted. Joan E. Cardwell is the surviving grantee of that deed recorded in Instrument No. 1996-39056, in the Probate Office of Shelby County, Alabama; the other grantee Joseph T. Cardwell, having died on or about the 10th day of August, 2019.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of October, 2021.



Joan E. Cardwell

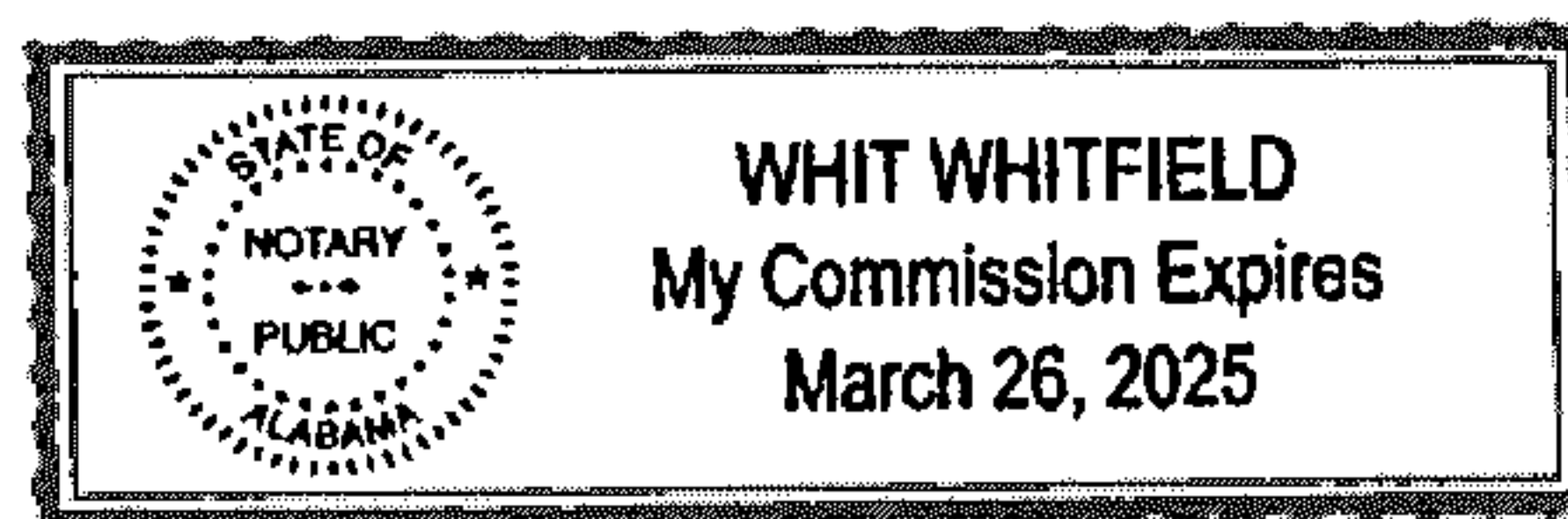
State of Alabama

County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Joan E. Cardwell , an unmarried woman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14th day of October, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 09:15:21 AM
\$485.00 BRITTANI
20211015000501830

