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11/02/2021 01:52:49 PM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Latesia Davis Johnson Macdonald
1040 Newhaven Court
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy Five Thousand Dollars and No Cents (\$575,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Samuel S. Maniscalco and Jacqueline C. Maniscalco, husband and wife, whose address is 5039 English Turn, Birmingham, AL 35242 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Latesia Davis Johnson Macdonald, whose address is 1040 Newhaven Court, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, the address of which is: 1040 Newhaven Court, Birmingham, AL 35242, to wit:

Lot 1112, according to the survey of Brook Highland, 11th Sector, Pahe I, an Eddleman Community, as recorded in Map Book 19, page 68 in the Probate Office of Shelby County, Alabama.

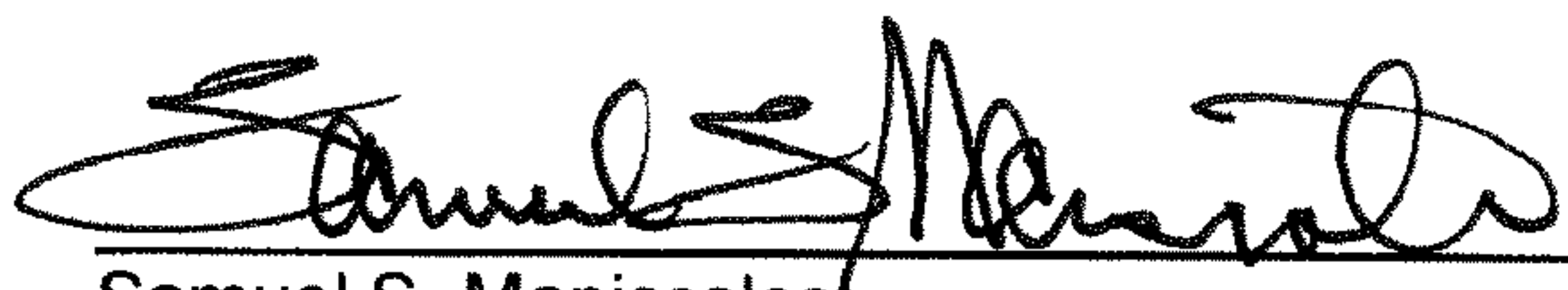
Subject to: All easements, restrictions and rights of way of record.

\$460,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

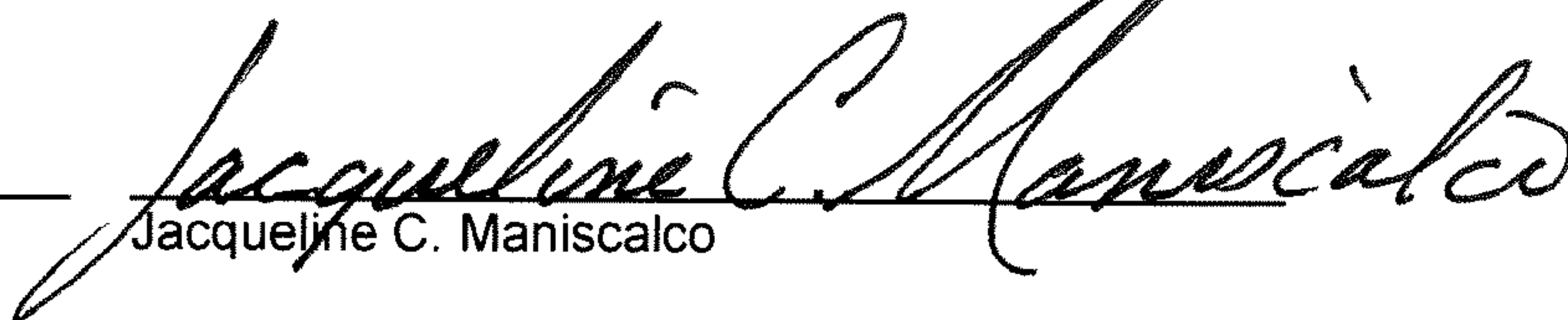
TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs 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 a 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, their 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 the 14th day of October, 2021.



Samuel S. Maniscalco



Jacqueline C. Maniscalco

State of Alabama
County of Jefferson

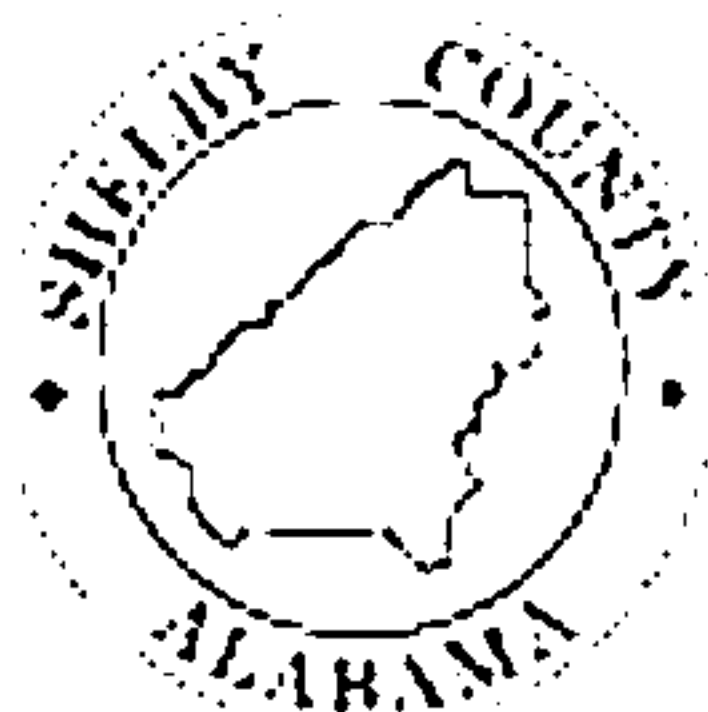
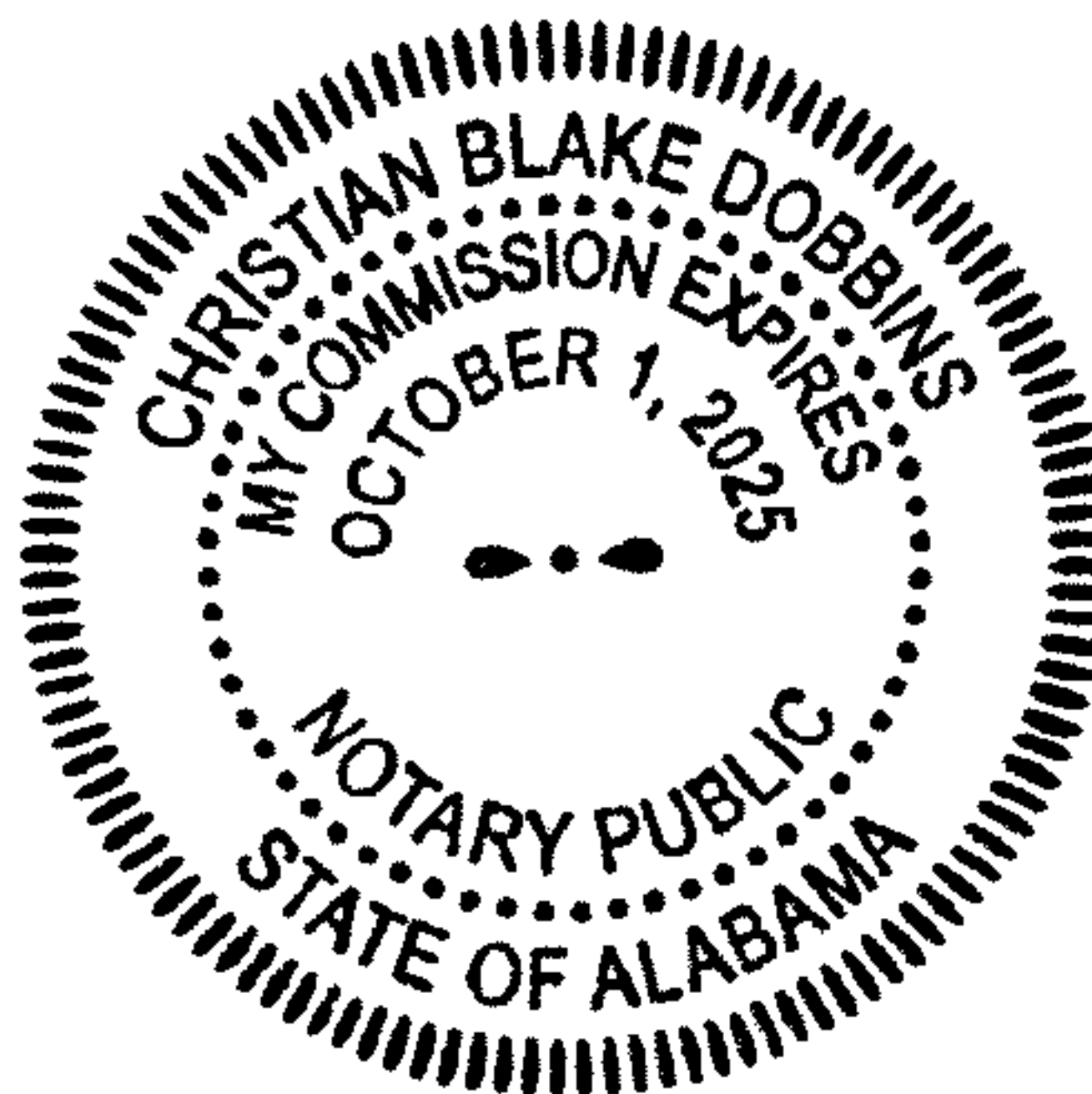
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Samuel S. Maniscalco and Jacqueline C. Maniscalco is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 01:52:49 PM
\$140.00 CHERRY
20211102000530900

