

Send tax notice to:
MICHAEL CATANESE
2722 CHANDALAR PLACE DR
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

2022127

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **FRANK GATTINA, A MARRIED MAN** whose mailing address is: 141 Berkshire Manor & Alabama St 35107 (hereinafter referred to as "Grantors") by **MICHAEL CATANESE** whose property address is: **2722 CHANDALAR PLACE DR, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of the NE 1/4, Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said N/W 1/4 of NE 1/4 run in an Easterly direction along the South line of 1/4-1/4 Section for a distance of 432.76 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 194.98 feet to an existing iron pin; thence turn an angle to the left of 89°58'40" and run in a Northerly directly for a distance of 153.51 feet to an existing iron pin; thence turn an angle to the left of 85°47'50.5" and run in a Westerly direction of 183.20 feet to an existing iron pin; thence turn an angle to the left of 90° and run in a Southerly direction for a distance of 167.46 feet more or less to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Less and except any portion of subject property lying within a public/private road or road right of way.
3. Rights of tenants in possession, as tenants only.


\$350,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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 Grantor, has hereunto set his/her hand and seal this the 23rd day of March, 2022.

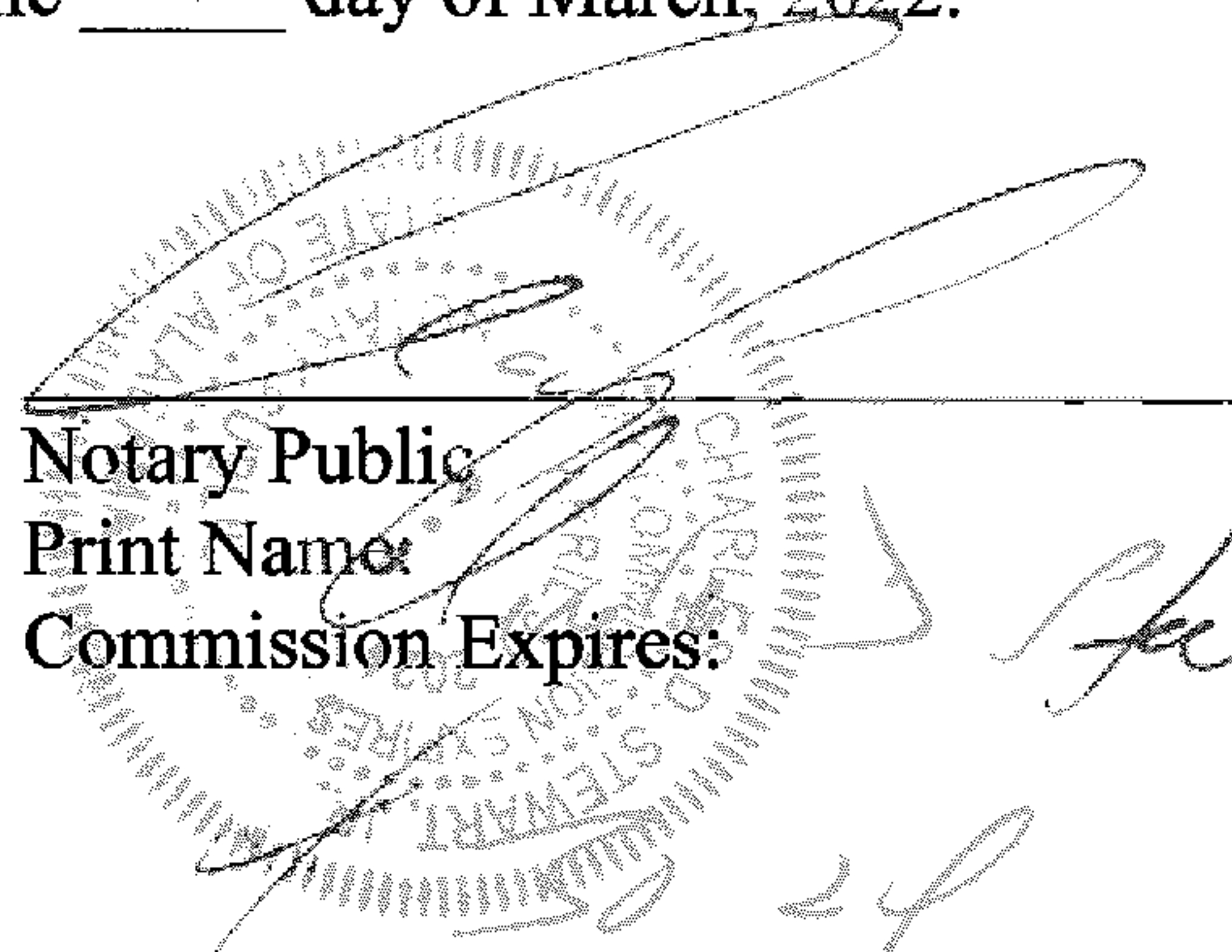


FRANK GATTINA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK GATTINA whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2022.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2022 11:24:01 AM
\$26.00 CHERRY
20220329000126690

