

Send tax notice to:  
The Deborah Petriscak-Onken Living Trust  
4355 LAKESHORE COVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2022059

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Five Thousand and 00/100 Dollars (\$645,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DALE PANGMAN and MARY ALICIA PANGMAN, HUSBAND AND WIFE** whose mailing address is: 1600 South Eads St, Arleyton, VA 22202 (hereinafter referred to as "Grantors") by **Deborah Petriscak-Onken as Trustee of The Deborah Petriscak-Onken Living Trust** whose property address is: **4355 LAKESHORE COVE, BIRMINGHAM, AL, 35242** 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 Lot 19 Fowlers Lake Estates, as recorded in Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama. more particularly described as follows:**

**Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 1 West and go South along the West line of said Section 3, approximately 375 feet to the North line of Lakeshore Drive; thence go North 87 degrees 06 minutes East 30.02 feet to the intersection of a North and South line 30.0 feet East of and parallel to said West Section line and the North line of Lakeshore Drive to a place of beginning for parcel to be herein conveyed; continue thence North 87 degrees 06 minutes along the Northerly line of Lakeshore Drive 170.35 feet to point; thence North 08 degrees 17 minutes West a distance of 254.1 feet to a point; thence South 26 degrees 37 minutes West 141.93 feet to a point; thence South 65 degrees 00 minutes West 78.51 feet to a point thence South 100.0 feet to the place of beginning.**

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. Easement(s) building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Shelby Real 236, Page 629.
5. Right-of-way granted to Alabama Power Company recorded in Volume 247, Page 905 and Volume 139, Page 569.
6. Articles of Incorporation recorded in Inst. No. 1998-33073.
7. Riparian rights associated with the Fowler's Lake under applicable State and/or Federal law.
8. Less and except any part of subject property lying within Fowler's Lake.

**\$0.00 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 Grantor, has hereunto set his/her hand and seal this the 8<sup>th</sup> day of April, 2022.

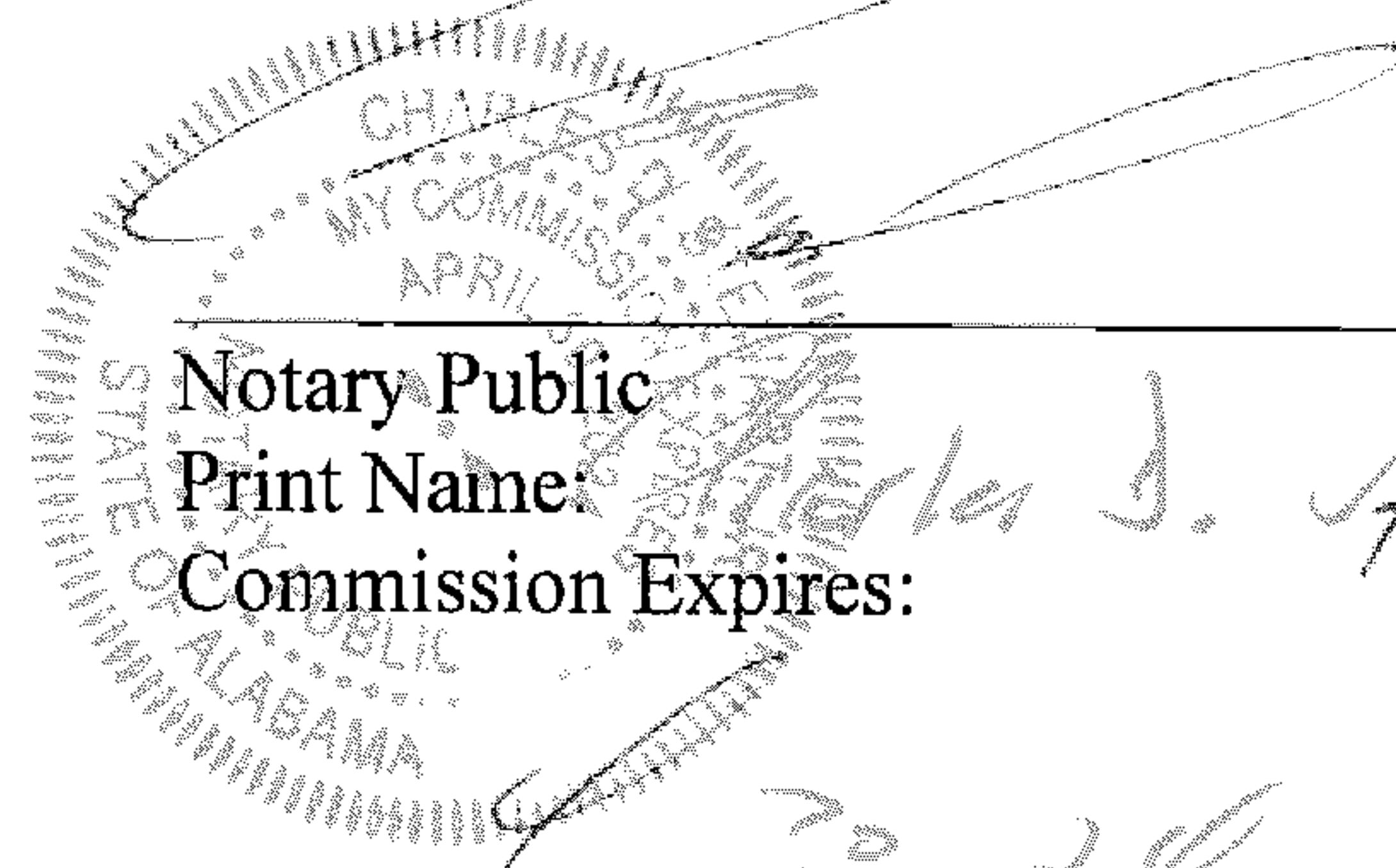
  
DALE PANGMAN

  
MARY ALICIA PANGMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DALE PANGMAN and MARY ALICIA PANGMAN 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 8<sup>th</sup> day of April, 2022.

  
Notary Public  
Print Name: Charles J. Stewart, Jr.  
Commission Expires: 30 24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/12/2022 02:53:25 PM  
\$671.00 CHARITY  
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