

SEND TAX NOTICE TO:

Epiphany Storey
1917 Chandalar Court
Pelham, AL 35124

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Manuel Barco, a married man**, whose address is 1420 Berry Road, Birmingham, AL 35226, (hereinafter "Grantor", whether one or more), by **Epiphany Storey**, whose address is 1917 Chandalar Court Pelham AL. 35124 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 1917 Chandalar Court, Pelham, AL 35124 to-wit:**

Unit "A", Building 4, Lot 3 of Chandalar South Townhouses, as recorded in Map Volume 7, Page 166, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 degrees left in a Northeasterly direction for a distance of 20.0 feet to the Point of Beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Unit "A", "B", "C" and "D" and the center line of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the center line of said fence, wall and fence, being the Northwest side of Unit "A" a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 26.21 feet to intersection of the center line of the wood fence common to Units "A" and "B", thence right in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B" "C" and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 26.07 feet to the Point of Beginning.

Subject property is not the homestead of the Grantor or his spouse.

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.

Subject to a third-party mortgage in the amount of \$169,750.00 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 15th day of April, 2022.




Manuel Barco

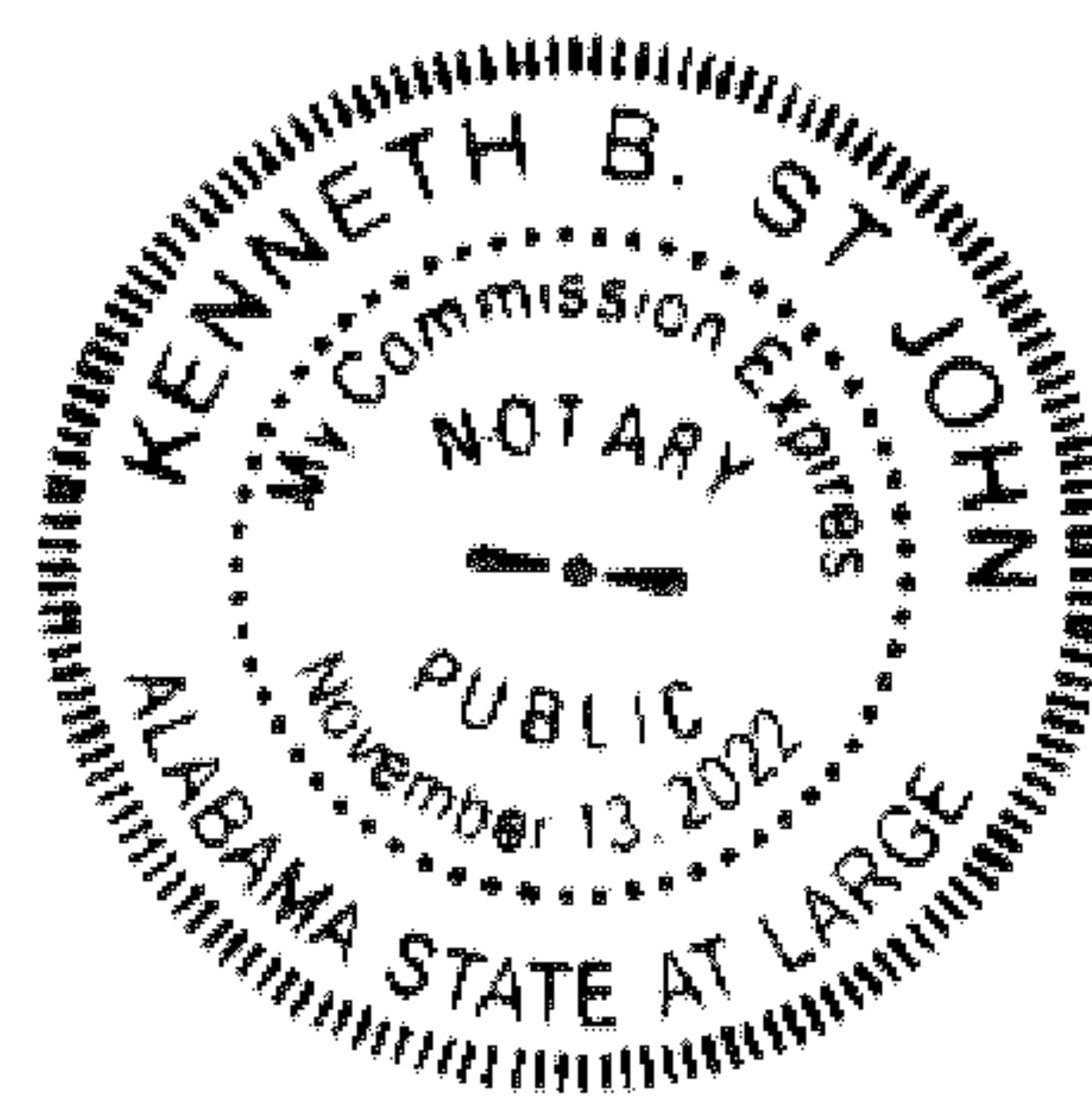
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Manuel Barco whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2022.



Notary Public : *Kenneth B. St. John*
My Commission Expires: *11/13/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2022 11:14:44 AM
\$30.50 JOANN
20220415000156120

Allie S. Bayl