

SEND TAX NOTICE TO:
Cassidy Geborkoff
2569 North Chandalar Lane
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 NINETY ONE THOUSAND AND 00/100 (\$191,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Paige Chandler Clark and Pedro Pablo Mujica Borrego, wife and husband**, whose address is 277 Rime Village
Hoover, AL 35216, (hereinafter "Grantor", whether one or more), by **Cassidy Geborkoff**, whose address is 2569 North Chandalar Lane, 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 **Cassidy Geborkoff**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2569 North Chandalar Lane, Pelham, AL 35124 to-wit:**

Lot 67, according to the Map or Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, 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.

Subject to a third-party mortgage in the amount of \$184,000.00 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 29th day of April, 2022.

Paige Chandler Clark

Paige Chandler Clark

Pedro Pablo Mujica Borrego

Pedro Pablo Mujica Borrego

STATE OF ALABAMA

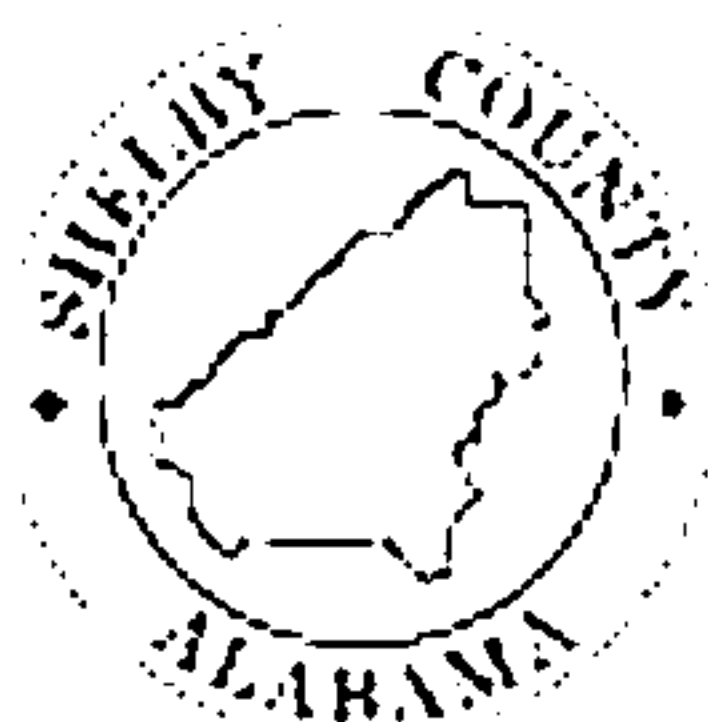
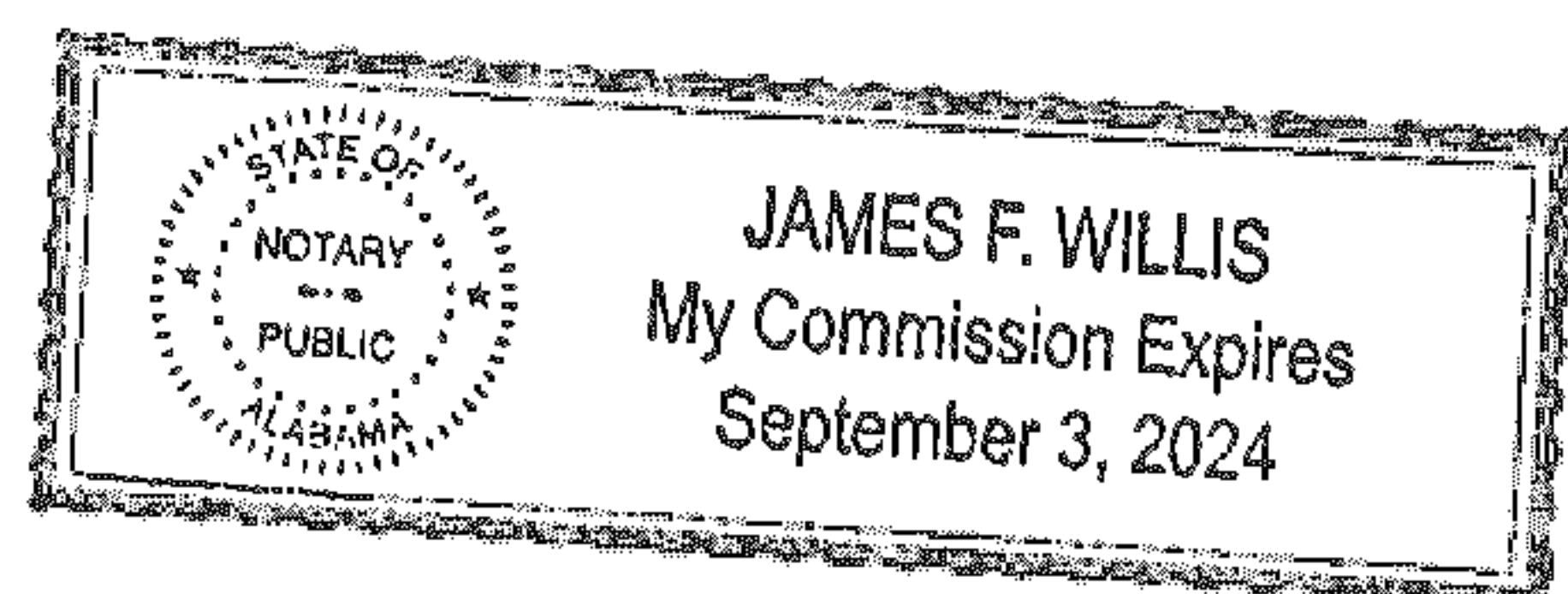
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Paige Chandler Clark and Pedro Pablo Mujica Borrego whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2022.

[Signature]
Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 01:22:55 PM
\$216.00 JOANN
20220502000178220

Allen S. Bayl