

SEND TAX NOTICE TO:

Chris Maniscalco
7006 Indian Ridge Drive
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**

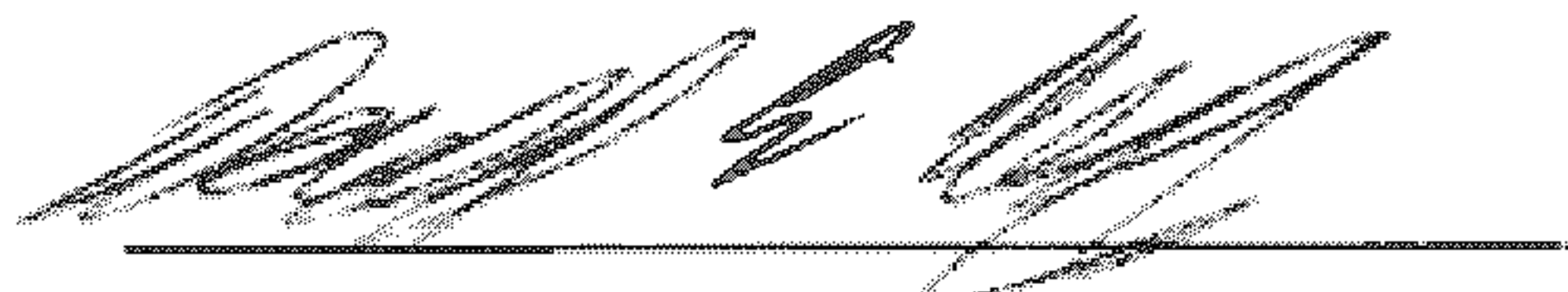
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY SIX THOUSAND FIFTY ONE AND 04/100 (\$246,051.04)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Donald E. Mandy and Kathy Y. Mandy, husband and wife**, whose address is 19651 North 21st Place, Phoenix, AZ 85024, (hereinafter "Grantor", whether one or more), by **Chris Maniscalco**, whose address is 7006 Indian Ridge Drive, 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 4980 Caldwell Mill Lane, Birmingham, AL 35242 to-wit:**

Lot 4, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Pages 99 A & B, 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.

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 17th day of June, 2022.

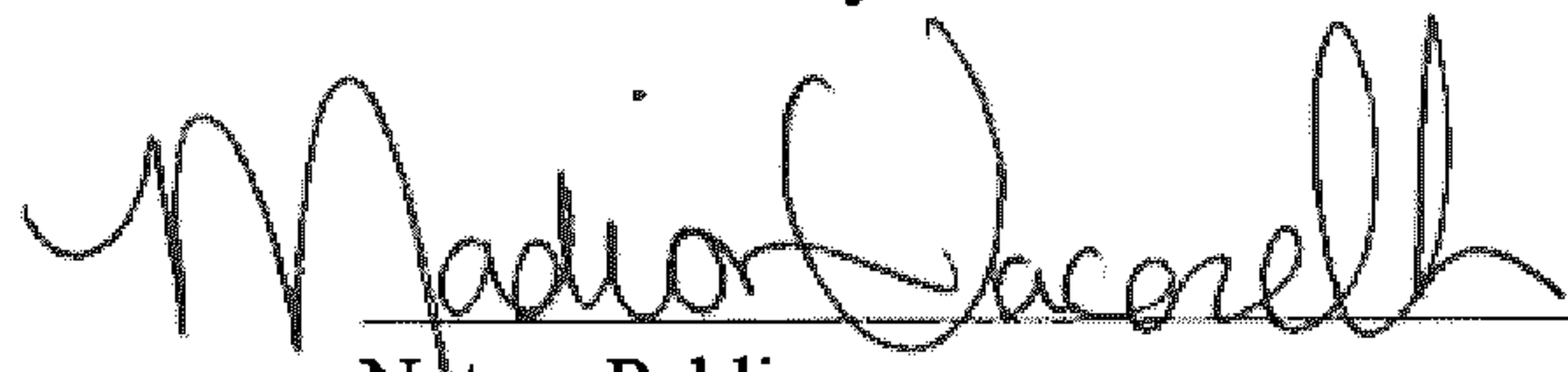

Donald E. Mandy

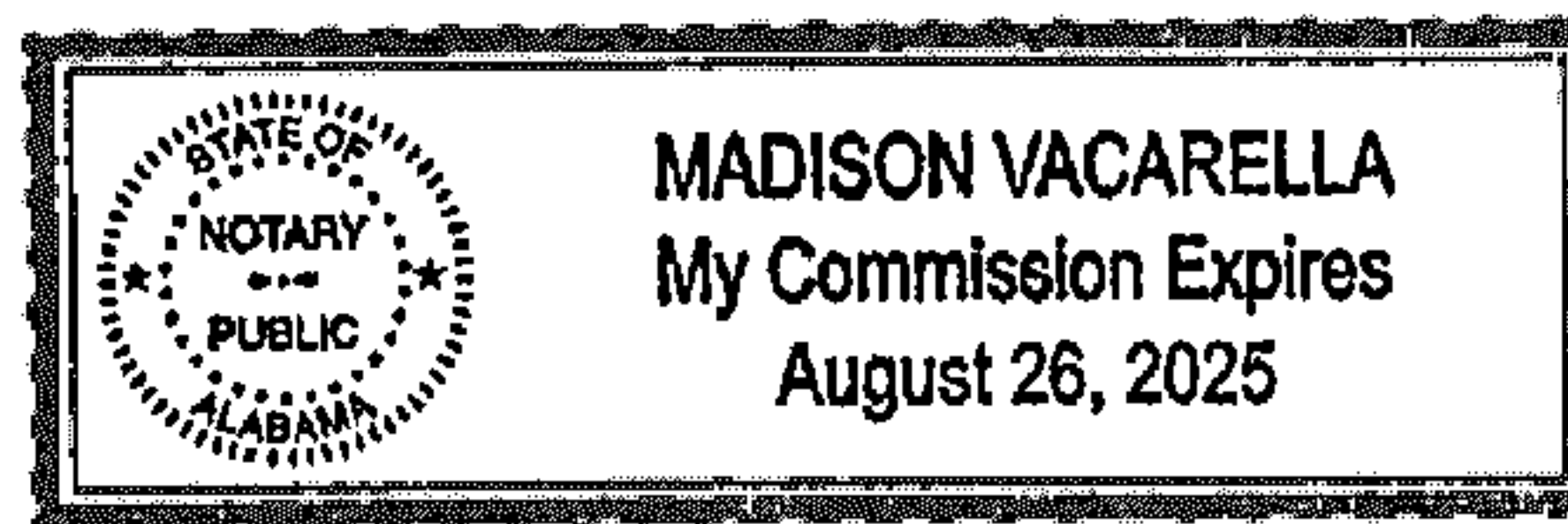

Kathy Y. Mandy by Donald E. Mandy, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald E. Mandy, 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 17th day of June, 2022.


Notary Public
My Commission Expires:

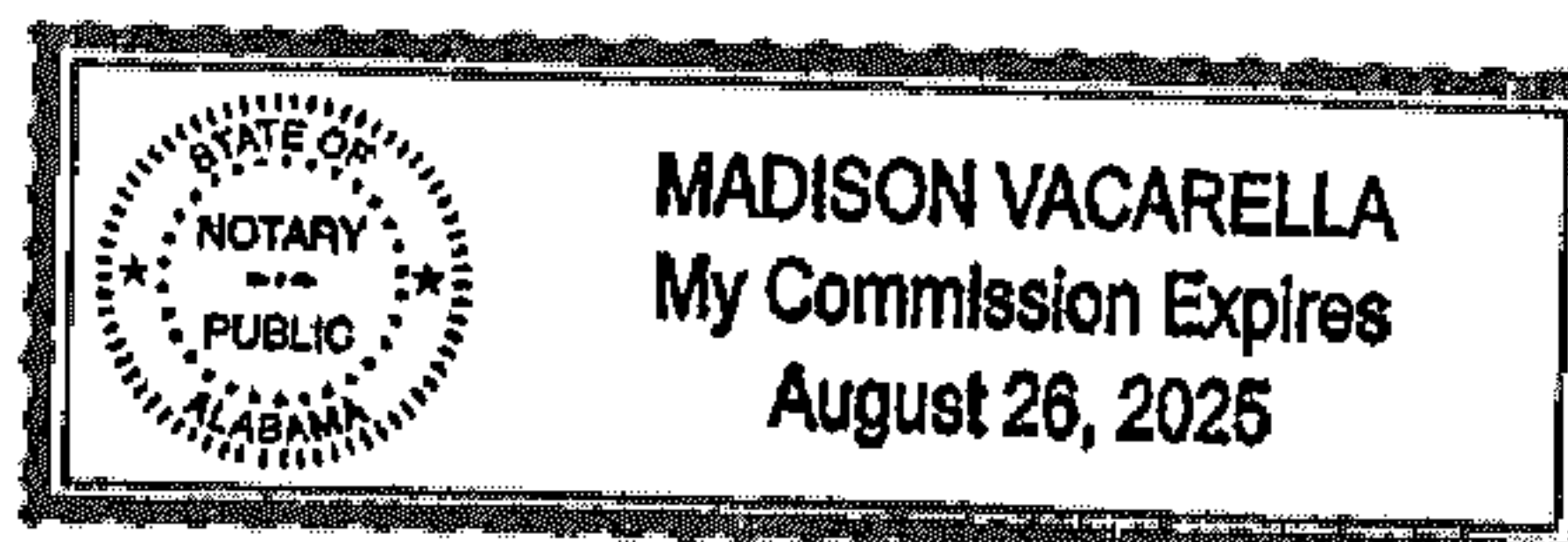


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald E. Mandy, whose name as Attorney in Fact for Kathy Y. Mandy, 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, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2022.


Notary Public
My Commission Expires:



4684

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2022 12:01:46 PM
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20220620000246230

