20220915000358160 09/15/2022 02:49:21 PM DEEDS 1/3

Send Tax Notice To:

Mancha Hardscapes, LLC

337 Timberview Trail

Chelsea, AL 35043

This instrument was prepared by:

Joshua L. Hartman P. O. Box 846 Birmingham, Alabama 35201

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Six Hundred Twenty-five Thousand and 00/100 (\$625,000.00) DOLLARS to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **Dwight A. Sandlin** and wife, **Sandra O. Sandlin**, by their Attorney-in-Fact, **Gary Jones**, do hereby grant, bargain, sell and convey unto **MANCHA HARDSCAPES**, **LLC**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1076, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A and B, in the Probate Office of Shelby County, Alabama.

424,000.00

\$5000,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantors do hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by them, and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of September, 2022.

Dwight A. Sandlin

By Gary Jones, Attorney-in-Fact

Sandra O. Sandlin

By Gary Jones, Attorney-in-Fact

## 20220915000358160 09/15/2022 02:49:21 PM DEEDS 2/3

STATE OF ALABAMA)

JEFFERSON COUNTY)

Before me, the undersigned Notary Public in and for said County in said State, this day personally appeared Gary Jones, as Attorney-in-Fact for Dwight A. Sandlin and Sandra O. Sandlin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged that, being informed of the contents of said conveyance, he, as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 05/25/2025

Notary Public

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Dwight A. Sandlin and Sandra C 3545 Market Street Hoover, AL 35226	O. Sandlin_	Grantee's Name Mailing Address	Mancha Hardscapes, LLC  337 Timberview Trail Chelsea, AL 35043
Property Address	2381 Blackridge Drive Hoover, AL 35244		Date of Sale Total Purchase Price Or	September 15, 2022
			Actual Value	\$
			Or Assessor's Market Valu	ıe <u>\$</u>
	orice or actual value claimed ecordation of documentary e			following documentary evidence:
Bill of Sale Sales Contract		Appraisa Other:		
Closing S	Statement			
•	nce document presented for a serious form is not required.	recordation conta	ains all of the requi	ired information referenced above
		Instructi	ons	
	e and mailing address - provint mailing address.	ide the name of t	he person or person	ns conveying interest to property
Grantee's name being conveyed		ide the name of t	he person or perso	ns to whom interest to property is
•	ss - the physical address of to the property was conveye	<u> </u>	g conveyed, if ava	ilable. Date of Sale - the date on
^	price - the total amount paid the instrument offered for rec	-	e of the property, b	ooth real and personal, being
conveyed by th	* * * *	ord. This may be	* *	both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as dety ty for property tax purposes	termined by the	local official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furtl		e statements clair		in this document is true and nay result in the imposition of the
Date: Septemb	er 15, 2022		Andrew Bryant	
Unattest	ted		Sign	
	(verified by)	Filed and Recorded Official Public Records		tee/ Owner/Agent) circle one

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL 09/15/2022 02:49:21 PM

**\$229.00 BRITTANI** 

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alli 5. Buyl

Form RT-1