

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

E-RECORDED

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Mancha Hardscapes, LLC
337 Timberview Trail
Chelsea, AL 35043

Shelby

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.

~~\$500,000.00~~
424,000.00 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
Dwight A. Sandlin

By Gary Jones, Attorney-in-Fact

Sandra O. Sandlin
Sandra O. Sandlin

By Gary Jones, Attorney-in-Fact


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

