

Send tax notice to:
ADIL KHOSO
7095 NORTH HIGHFIELD DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022605

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Five Thousand and 00/100 Dollars (\$905,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVEN ANTHONY MUNCHER, II and CHRISTINE GRACE MUNCHER, HUSBAND AND WIFE**, whose mailing address is 372 Woodward Ct Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **ADIL KHOSO and LIDIANNY POLANCO** whose property address is: **7095 NORTH HIGHFIELD DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 138, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, page 79 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 1999-50995 and Inst. No. 2007-376920.
5. Declaration of Easement recorded in Inst. No. 1999-50996.
6. Declaration of Watershed Protective Covenants recorded in Inst. No. 2001-38396 and Inst. No. 2004-102720.
7. Reciprocal Easement Agreement recorded in Inst. No. 2001-38396 and Inst. No. 2004-102720.
8. Easement Agreement with Shelby County recorded in Inst. No. 2004-1560 and Inst. No. 2004-1570.
9. Sanitary Sewer Service with SWWC Utilities, Inc., recorded in Inst. No. 2013-469370.
10. Right of way granted to Alabama Power Company recorded in Real 133, page 551, Volume 246, page 848 and Real 142, page 188.

\$724,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 6 day of January, 2023.




STEVEN ANTHONY MUNCHER, II

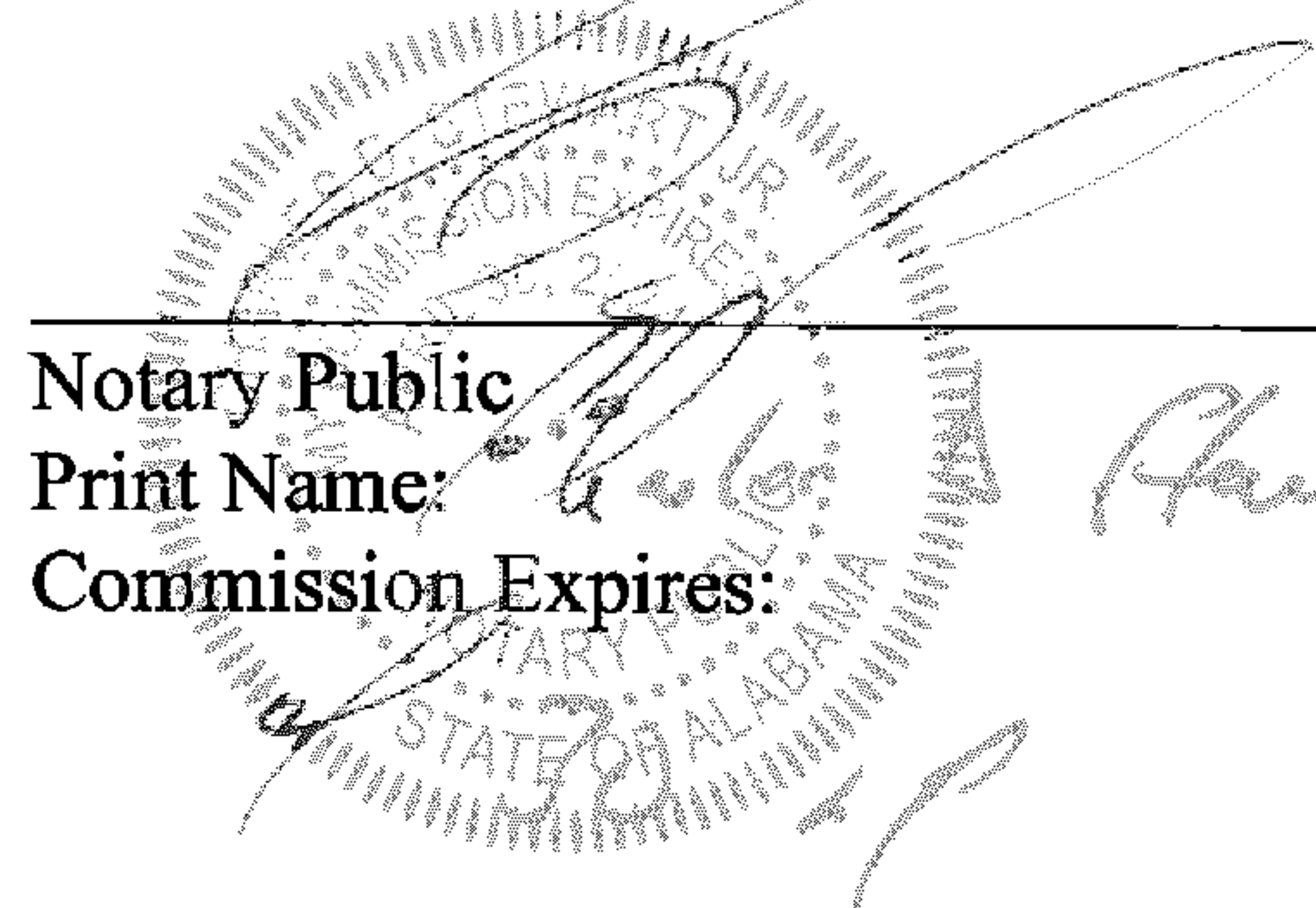

CHRISTINE GRACE MUNCHER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN ANTHONY MUNCHER, II and CHRISTINE GRACE MUNCHER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of January, 2023.

Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2023 10:48:11 AM
\$206.00 PAYGE
20230109000006590

