

20230314000070070
03/14/2023 12:49:05 PM
DEEDS 1/3

Send Tax Notice to:

Lisa Diciara

140 Sundance
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-22-4026

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy-nine Thousand One hundred & 00/100 (\$79,100.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Jerry Diciara, unmarried and Lisa Diciara, unmarried (herein referred to as "Grantor," whether one or more), whose mailing address is

173 Cottage Court, Dadeville, AL 36083

by **Lisa Diciara (herein referred to as "Grantee"),** whose mailing address is

140 Sundance, Alabaster, AL 35007

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 property, which has a mailing address of **140 Sundance, Alabaster, AL 35007,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

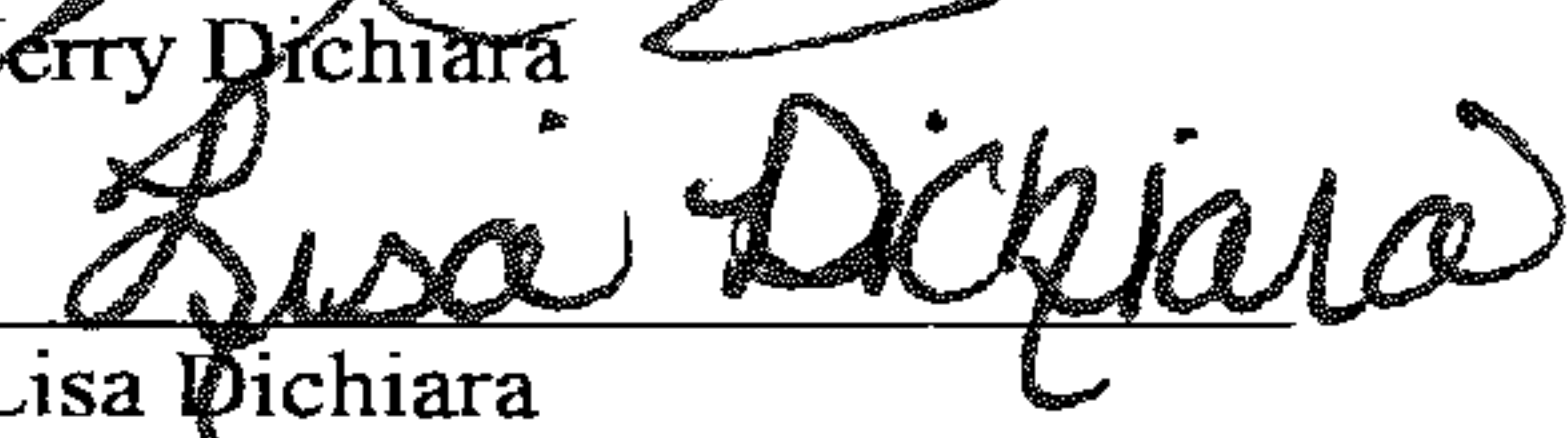
THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR OPINION OF TITLE. PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE CONTENTS WITHIN THIS INSTRUMENT

0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26th day of October, 2022

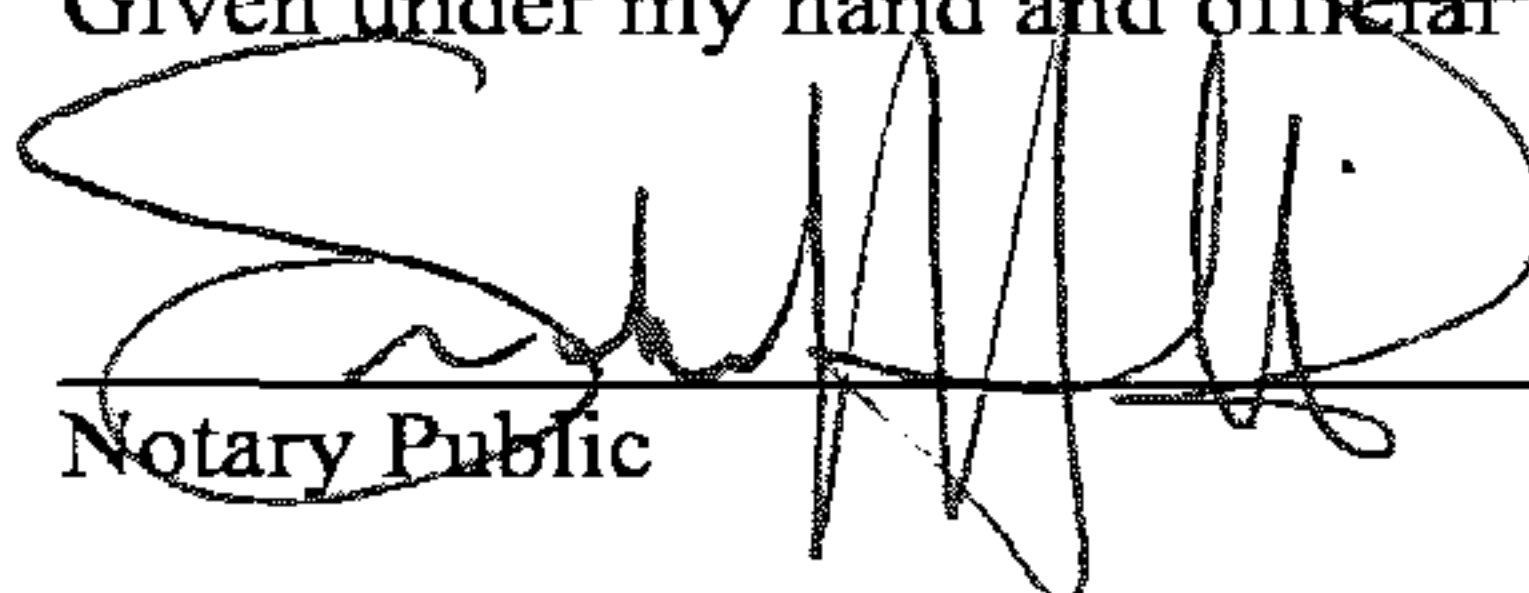

Jerry Dichiara

Lisa Dichiara



State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Dichiara** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of October, 2022.

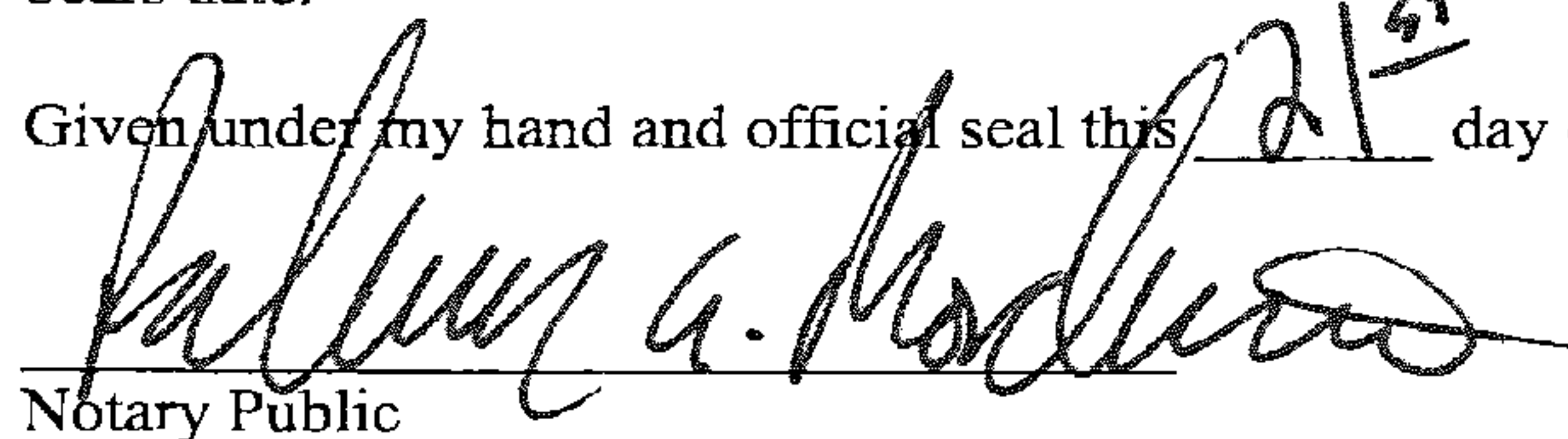

Notary Public

Printed Name
My Commission Expires:

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa Dichiara**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2022.


Notary Public

Printed Name
My Commission Expires:



EXHIBIT A

Property 1:

Lot 9, according to the survey of Apache Ridge, Sector 5, as recorded in Map Book 17, Page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby Alabama.

Deed being prepared pursuant to that certain decree of divorce filed in Shelby Co., Alabama Case Number DR-2019-900215.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 12:49:05 PM
\$107.50 BRITTANI
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Allie S. Bayl