

Send Tax Notice to:

Shane Ellis McComb  
Janette Aparicio  
725 Hickory Hollow  
Chelsea, AL 35043

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Eight Hundred Seventy Four Thousand Nine Hundred Fifty Nine Dollars and 45/100 Dollars (\$874,959.45.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Mancha Construction Partners, LLC, an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 2508 Rocky Ridge Road, Vestavia, Al 35043 grant, bargain, sell and convey unto **Shane Ellis McComb and Janette Aparicio** (herein referred to as grantees) whose mailing address is 725 Hickory Hollow, Chelsea, Al 35043 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 725 Hickory Hollow, Chelsea, Al 35043 to wit:

Lot 44, according to The Final Plat The Highlands of Chelsea, Phase 1, Sector 2, a Residential Subdivision, as recorded in Map Book 53, Page 62A & 62B, in the Probate Office of Shelby County, Alabama.

Together with rights in and to the use of Oakview Parkway, a private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way and a 60' easement for ingress/egress shown as Hickory Hollow, all being shown on Map Book 53, Page 62A and 62B in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of

either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their 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 the 25<sup>th</sup> day of July, 2023.

**Mancha Construction Partners, LLC**

By: [Signature]  
**Daniel Stratum, Authorized Member**

STATE OF ALABAMA

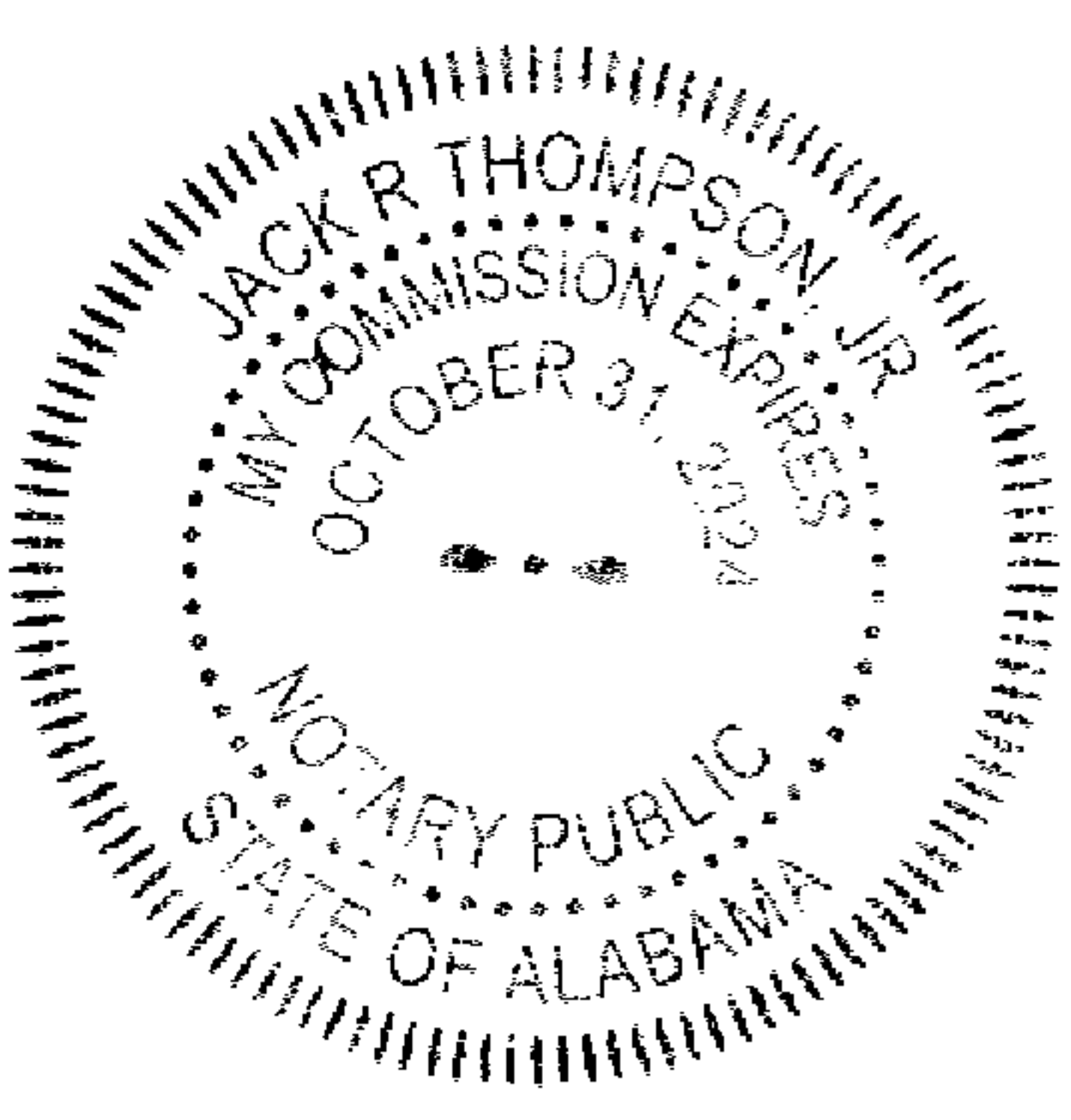
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Daniel Stratum, authorized member of Mancha Construction Partners, LLC an Alabama Limited Liability Company 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 this conveyance, he/she/they as such Authorized Members executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 25<sup>th</sup> day of July, 2023

My Commission Expires: 10/31/2024

[Signature]  
Notary Public



(S E A L)

This instrument was prepared by:  
Thomas F. Cassick  
The Law Office of Thomas F. Cassick, LLC  
2226 Williamsburg, Dr  
Pelham, AL 35124  
(205) 848-8003

ATB3545



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
07/26/2023 01:34:27 PM  
\$900.00 BRITTANI  
20230726000223550

Alvin S. Bayl