

SEND TAX NOTICE TO:

John Norman Mancha
337 Timberview Trail
Chelsea, AL 35043

Value is \$625,000

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN DOLLARS AND 00/100 (\$10.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mancha Hardscapes, LLC, an Alabama Limited Liability Company**, whose address is 337 Timberview Trail, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **John Norman Mancha**, whose address is 337 Timberview Trail, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **John Norman Mancha**, the following described real estate situated in County, Alabama, the address of which is **2381 Blackridge Dr, Hoover, AL 35244**, 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.

Together with the nonexclusive easement to the use of the Common Areas, as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Blackridge Residential, recorded in Instrument No. 20171204000433480 (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

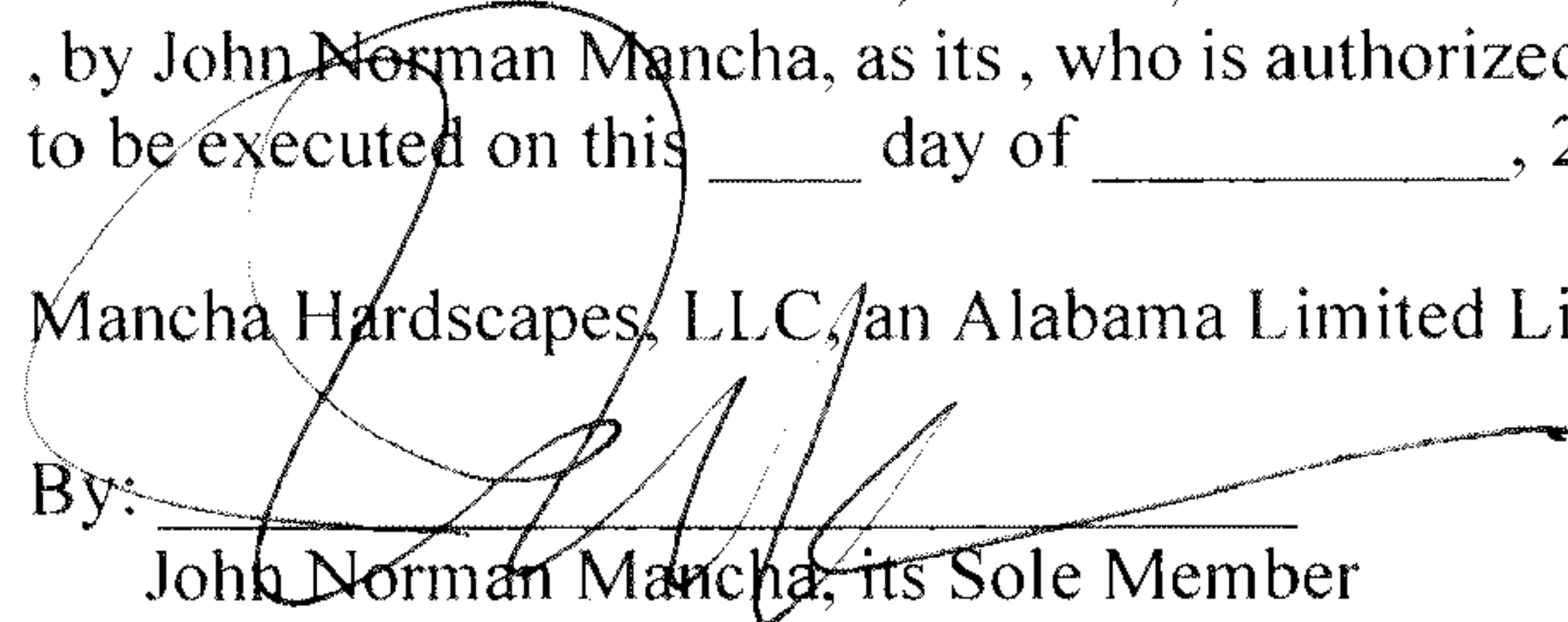
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Mancha Hardscapes, LLC, an Alabama Limited Liability Company, by John Norman Mancha, as its, who is authorized to execute this conveyance, has caused this conveyance to be executed on this ____ day of _____, 2024.

Mancha Hardscapes, LLC, an Alabama Limited Liability Company

By: 
John Norman Mancha, its Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John Norman Mancha whose name as Sole Member of Mancha Hardscapes, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 20 day of March, 2024.


Notary Public
My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2024 03:02:52 PM
\$650.00 JOANN
20240326000082090

