

Send tax notice to:  
CHRISTY M MANAHAN  
1004 GREYSTONE PARC ROAD  
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

2024026

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Two Thousand and 00/100 Dollars (\$642,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL SHANE LUCADO, a single individual**, whose mailing address is **450 Eaton Road, Birmingham, Alabama 35242** (hereinafter referred to as "Grantors") by **CHRISTY M MANAHAN and MICHAEL E MANAHAN** whose property address is: **1004 GREYSTONE PARC ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 2, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, page 42 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easements and building line as shown on recorded plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Instrument 1993-35661 in the Probate Office.
4. Right of way granted to Alabama Power Company recorded in Volume 109, page 504; Volume 111, page 403, and Instrument No. 2003-66119 in Probate Office.
5. Easement agreement by and between Daniel Realty Company and Greystone Branch, LLC, recorded in Instrument No. 2002-22977 in Probate Office.
6. Restrictions appearing of record in Real 317, page 260, and Instrument No. 2003-71152, in Probate Office.

**\$250,000.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.

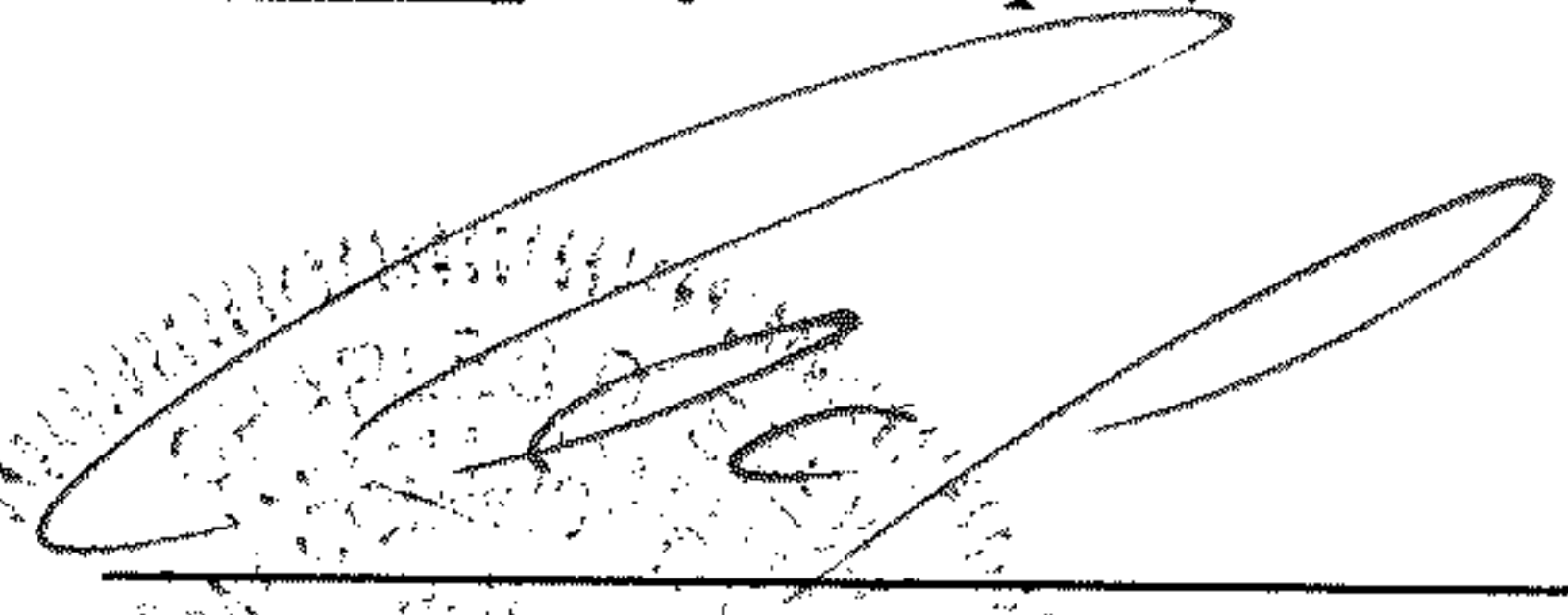
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1 day of April, 2024.

  
MICHAEL SHANE LUCADO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL SHANE LUCADO whose name 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 said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of April, 2024.

  
Notary Public  
Print Name: Allyson S. Boyd  
Commission Expires: 4-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/03/2024 09:42:28 AM  
\$417.00 JOANN  
20240403000091340

Allyson S. Boyd