

Send Tax Notice to:

Jessica Rachael Lawrence
Walter Evans Lawrence
715 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 Nine Thousand Five Hundred and 00/100 Dollars (\$879,500.00)**, 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, a Alabama limited liability company** (herein referred to as grantor, whether one or more) whose mailing address is 7051 Meadowlark Dr Ste 2001 Birmingham AL 35247 grant, bargain, sell and convey unto **Jessica Rachael Lawrence and Walter Evans Lawrence** (herein referred to as grantees) whose mailing address is 715 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 715 Hickory Hollow, Chelsea, Al 35043 to wit:

Lot 46, 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 & 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.

\$659,625.00 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, excutors 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 9th day of AUGUST, 2024.

Mancha Construction Partners, LLC

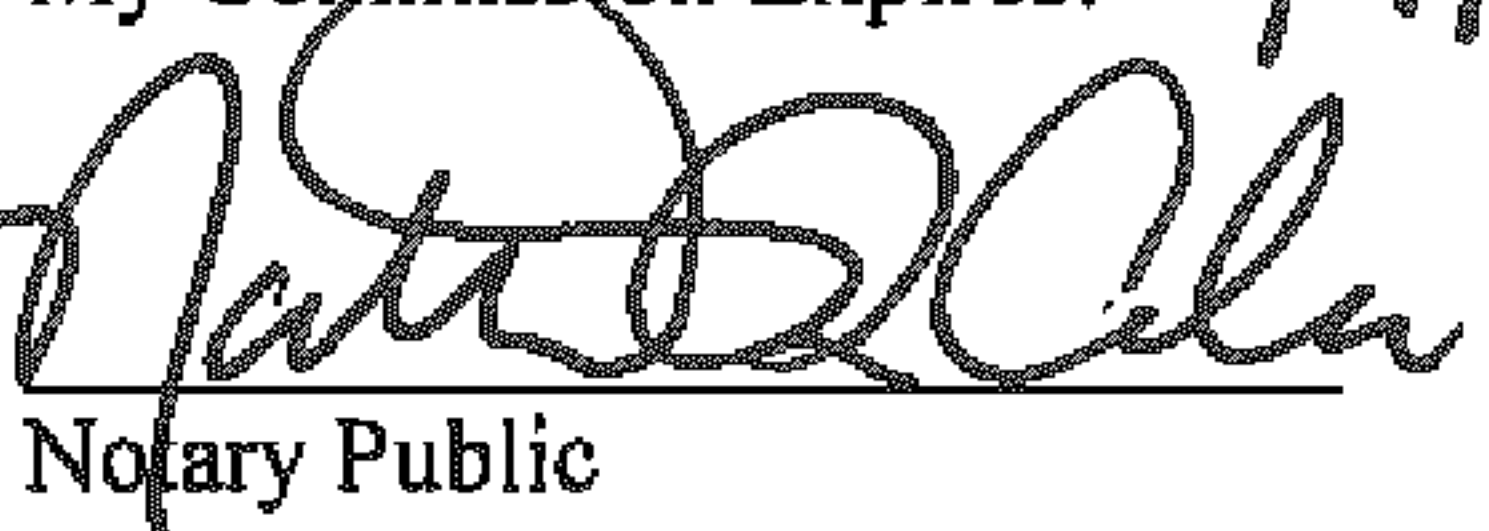
By: 
Daniel Statum, Authorize Member

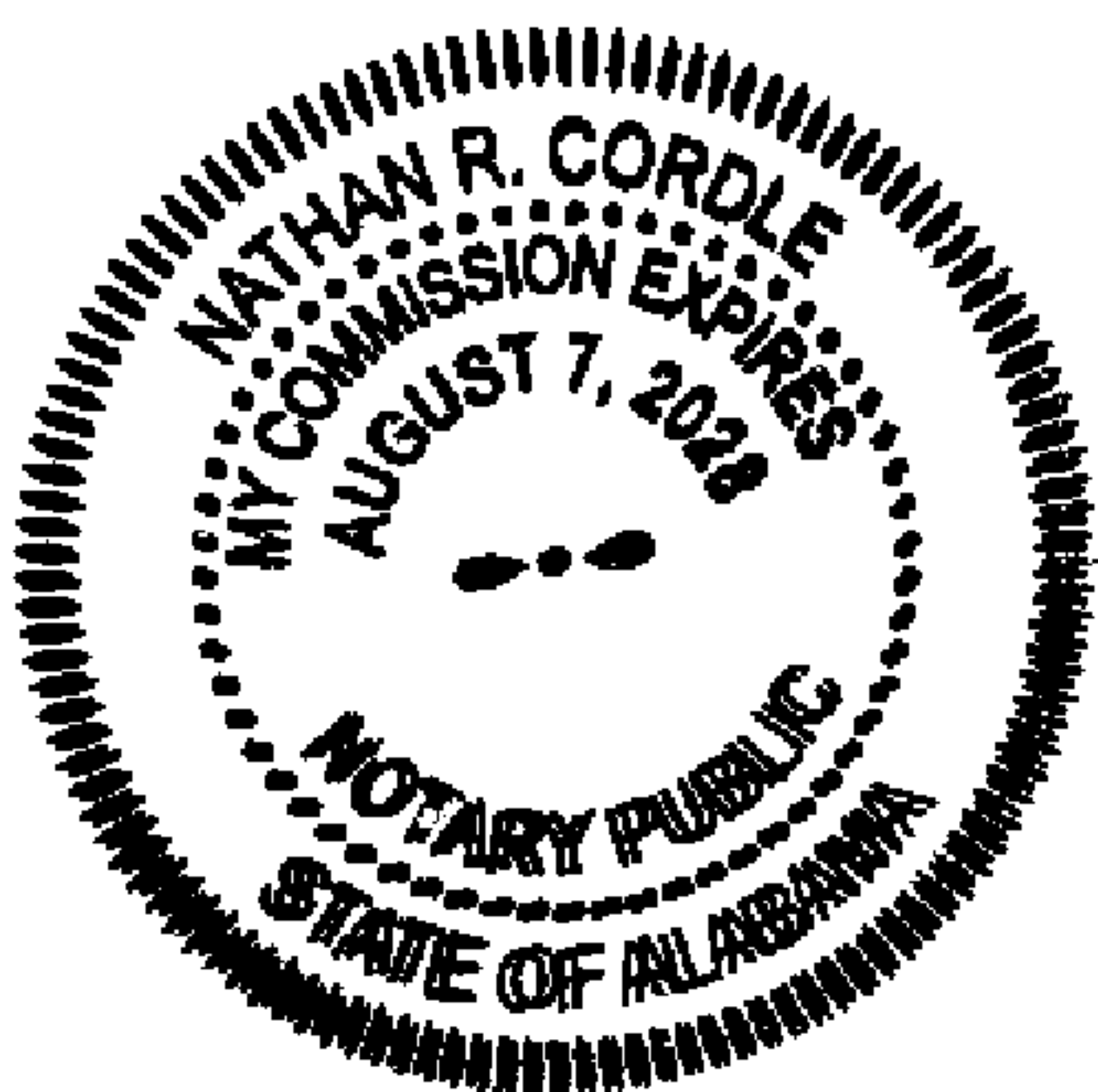
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Daniel Statum, authorized member of Mancha Construction Partners, LLC a 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 9th day of August, 2024

My Commission Expires: 8/7/2028

Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB3748



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2024 02:20:04 PM
\$245.00 BRITTANI
20240812000251940

Allie S. Beyl