

Send tax notice to: Amanda Dalton, 304 Summerchase Dr., Calera, Al. 35040

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

20171003000358810

State of Alabama
County of Shelby

10/03/2017 08:18:46 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred thirty-four thousand and no/100 (\$134,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Anh Dao Thi Nguyen Le, an unmarried woman, **whose mailing address is:**

118 Thoroughbred Ln, Alabaster, AL 35007
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Amanda Dalton **whose mailing address is:**

304 Summerchase Dr., Calera, Al. 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 304 Summerchase Dr., Calera, Al. 35040** to-wit:

Lot 77, according to the Survey of Summerchase, Phase 1, as recorded in Map Book 23, page 7 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$135,339.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 we have hereunto set our hands(s) and seal(s) this 29th day of September, 2017.

Anh Dao Thi Nguyen Le by and through her agent
(Seal) *Nguyen Anh Le*
ANH DAO THI NGUYEN LE BY & THROUGH HER
AGENT NGUYEN ANH LE

_____(Seal)

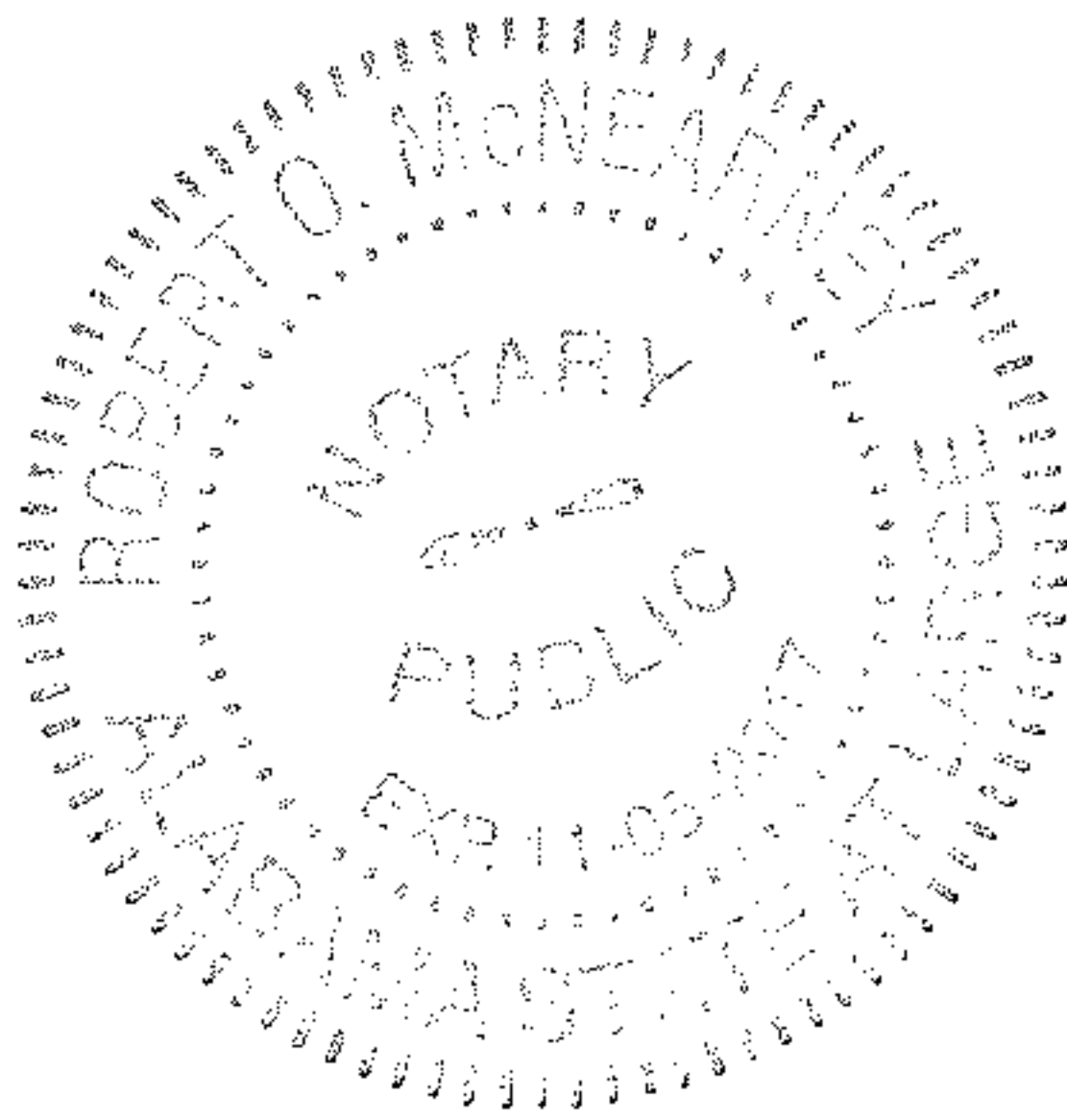
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nguyen Anh Le, under Specific Durable Power of Attorney for Anh Dao Thi Nguyen Le, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me acknowledged be me that being informed of the contents of this conveyance, he in his capacity as Agent under Specific Durable Power of Attorney for Anh Dao Thi Nguyen Le executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the *29th* day of *September*, 2017.

[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: *11/5/17*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 08:18:46 AM
\$19.00 CHERRY
20171003000358810

[Signature]