

Send tax notice to:
Corey Blake Sellers
3000 Stonecreek Trce
Helena, AL 35080
HOV1800666

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

State of Alabama
County of Shelby

20181228000452420
12/28/2018 03:41:47 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Chinh Minh Hoang, an unmarried man**, whose mailing address is 2805 Brighton Ave., Anniston, AL 36207 (hereinafter referred to as "Grantor"), by **Corey Blake Sellers** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1744, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, recorded in Map Book 34 at Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$203,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the ____ 28th day of December, 2018.

Chinh Minh Hoang By his Attorney in Fact Hoan Duc Mai
Chinh Minh Hoang, by his attorney in fact,
Hoan Duc Mai

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hoan Duc Mai, whose name as Attorney in Fact for Chinh Minh Hoang, 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 this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2018.



Nicholas Dean Leslie
Notary Public
Print Name: *Nicholas Dean Leslie*
My Commission Expires: *12-29-19*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2018 03:41:47 PM
\$24.50 CHARITY
20181228000452420

Allen S. Bayl