

Prepared by:
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Pelham, AL 35124

Send Tax Notice To:
Commercial Development Authority of Alabaster
1953 Municipal Way
Alabaster, AL 35007

GENERAL WARRANTY DEED

20190703000240320
07/03/2019 01:53:36 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, 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

Hoang Le, a married man, and Tien Nhan Ly, a married man, whose mailing address is:
133 Wild Timber Pkwy, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Commercial Development Authority of Alabaster, whose mailing address is: 1953 Municipal Way,
Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **617 10th Sw Avenue SW, Alabaster, AL 35007** to-wit:

LOT 93, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA MILLS", PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER ON OCTOBER 5, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FALLON AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE ON 2ND AVENUE, SAID RIGHT LINE AS SHOWN ON THE MAP OF THE DEDICATION ON THE STREETS AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE OF 243.00 FEET TO THE POINT OF BEGINNING; THENCE 90 DEGREES 26 MINUTES 37 SECONDS LEFT AND RUN SOUTHWESTERLY FOR 104.63 FEET; THENCE 89 DEGREES 48 MINUTES 37 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 111.11 FEET; THENCE 106 DEGREES 10 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 107.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE; THENCE 74 DEGREES 27 MINUTES 30 SECONDS RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE FOR 81.07 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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

The above described property does not constitute the homestead of the Grantors, nor that of either spouse, neither is it contiguous thereto.

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, I (we) have hereunto set my/our hand(s) and seal(s) this the 20th day of June, 2019.

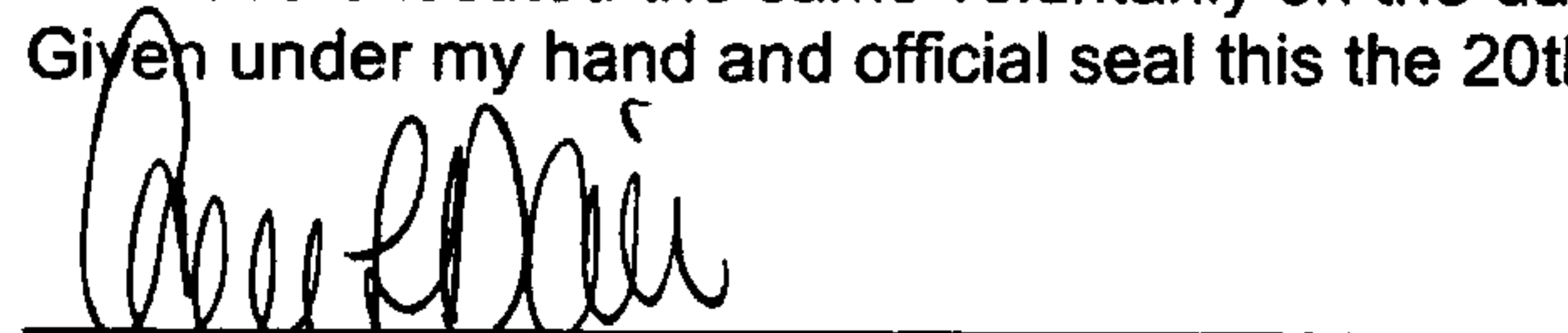

Hoang Le


Tien Nhan Ly

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Hoang Le and Tien Nhan Ly, whose name 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2019.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 01:53:36 PM
\$158.00 CHARITY
20190703000240320

