

THIS INSTRUMENT PREPARED BY:  
CLAY R. CARR, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Phu Quoc Tran  
241 Chesser Loop Road  
Chelsea, AL 35043

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Nine Thousand Nine Hundred and 00/100 (\$209,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jonathan Dodd and spouse, Courtney Middleton Dodd**, (hereinafter referred to as GRANTORS), whose address is 6961 Old Highway 280, Sterrett, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Phu Quoc Tran**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 126, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded as Inst. No. 20040511000248910 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Property Address: 214 Chesser Loop Road, Chelsea, AL 35043


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$140,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

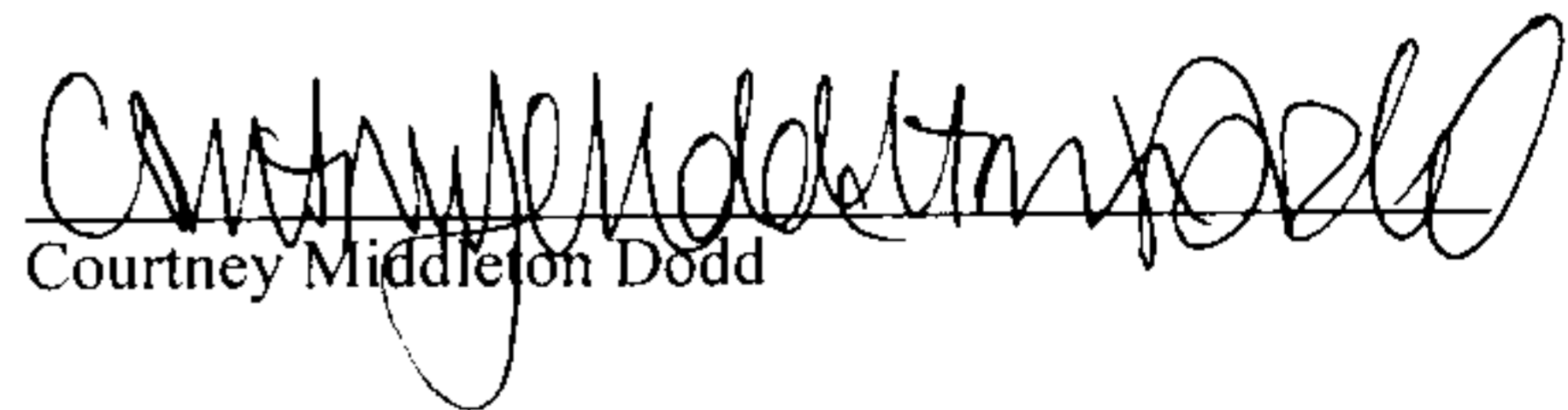
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 23rd day of August, 2019.

  
20190823000311680 1/1 \$85.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 03:15:38 PM FILED/CERT

  
Jonathan Dodd

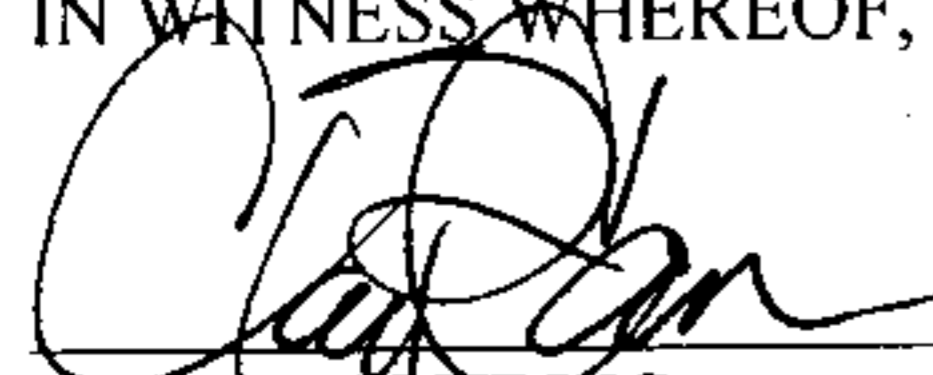
  
Courtney Middleton Dodd

Shelby County, AL 08/23/2019  
State of Alabama  
Deed Tax: \$70.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jonathan Dodd and spouse, Courtney Middleton Dodd whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of August, 2019.

  
NOTARY PUBLIC  
My Commission Expires: 12/28/22

