

Send tax notice to:
ZIN MAR LWIN
307 CHADWICK PLACE
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020895T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JASON M MOHR and STACIE MOHR HUSBAND AND WIFE** whose mailing address is: 2009 Yancy Dr Hoover AL 35022 (hereinafter referred to as "Grantors") by **ZIN MAR LWIN and NAY MYO AUNG and HEIN HTET OO and KYWAT KYWAT SHEIN** whose property address is: **307 CHADWICK PLACE, HELENA, AL, 35080** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown by the recorded map and Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed 196, page 248.
4. Right of way in favor of Alabama Power Company recorded in Deed Book 194, page 67; Deed Book 103, page 146 and Deed 161, page 143.
5. Easement recorded in Real 387, page 246.
6. Restrictions recorded in Instrument #1993-35133.

\$215,033.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of November, 2020.

Jason M Mohr
by and through Stacie Mohr
his attorney in file

JASON M MOHR
By and through Stacie Mohr
His attorney in file

Stacie Mohr
STACIE MOHR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACIE MOHR whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2020.

Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: April 30, 2024

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stacie Mohr, whose name as Attorney in fact for Jason M Mohr 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 the said instrument, he/she executed the same voluntarily in his/her capacity as Attorney in fact for Jason M Mohr on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2020

Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: April 30, 2024

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2020 12:49:56 PM
\$31.00 CHERRY
20201125000542250

Allen S. Bayl