

20201211000568350
12/11/2020 11:58:35 AM

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

DEEDS 1/2

Send Tax Notice To:
Hiep Thi Tran
123 Saint Charles Dr.
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Kristen Peveler Dunn and husband, Charles Dunn, whose mailing address is:

1605 Southpointe Drive, Birmingham, AL 35244

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

Hiep Thi Tran, whose mailing address is:

102 Frances Ln. Helena AL 35080

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama.

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

Kristen Peveler Dunn, grantor herein, and Kristen D. Peveler, grantee in that certain deed recorded in Instrument #20081201000453730, are one and the same person.

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 30th day of November, 2020.

Kristen Peveler Dunn
Kristen Peveler Dunn

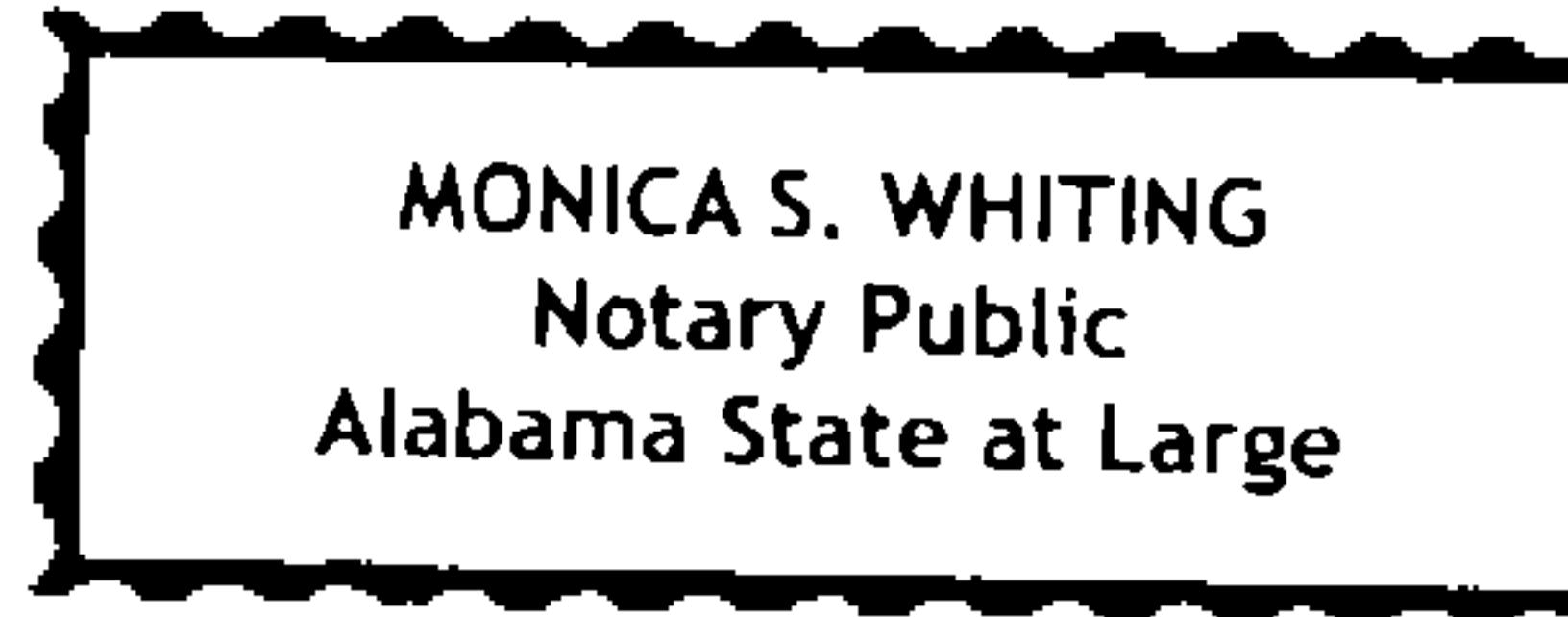
Charles Dunn
Charles Dunn

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kristen Peveler Dunn and husband, Charles Dunn, 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 conveyance they in their, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of November, 2020.

Monica Whiting
Notary Public, State of Alabama
Monica Whiting
Printed Name of Notary
My Commission Expires: 9/10/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2020 11:58:35 AM
\$220.00 CHERRY
20201211000568350

Allie S. Biegel