

Send tax notice to:
MARTA W GRESHAM
1523 INVERNESS COVE LANE
HOOVER, AL, 35242

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

STATE OF ALABAMA

2021020

SHELBY COUNTY

20210203000057860
02/03/2021 02:08:59 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Three Thousand and 00/100 Dollars (\$263,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JENNIE NGUYEN, a married woman**, whose mailing address is: 6213 Foxwood Trail Birmingham AL 35242 (hereinafter referred to as "Grantor") by **MARTA W GRESHAM** whose property address is: **1523 INVERNESS COVE LANE, HOOVER, AL, 35242** 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 120A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2 - Resurvey # 1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor that of her spouse.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Volume 2005, Page 39659.

\$235,800.00 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 29th day of January, 2021.



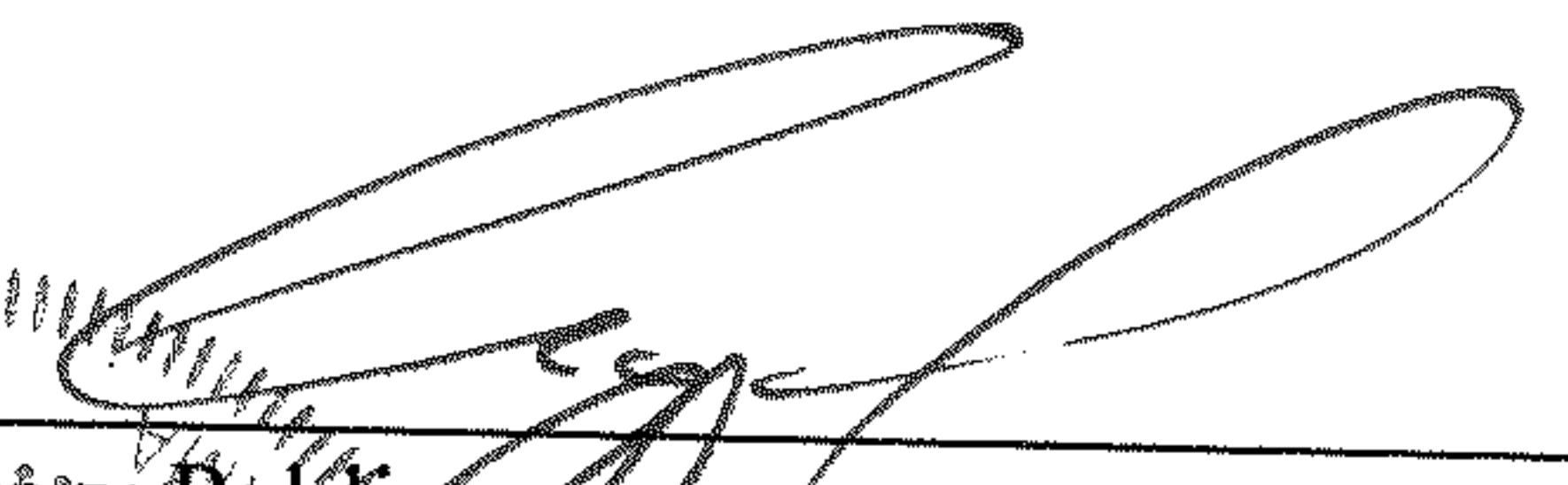
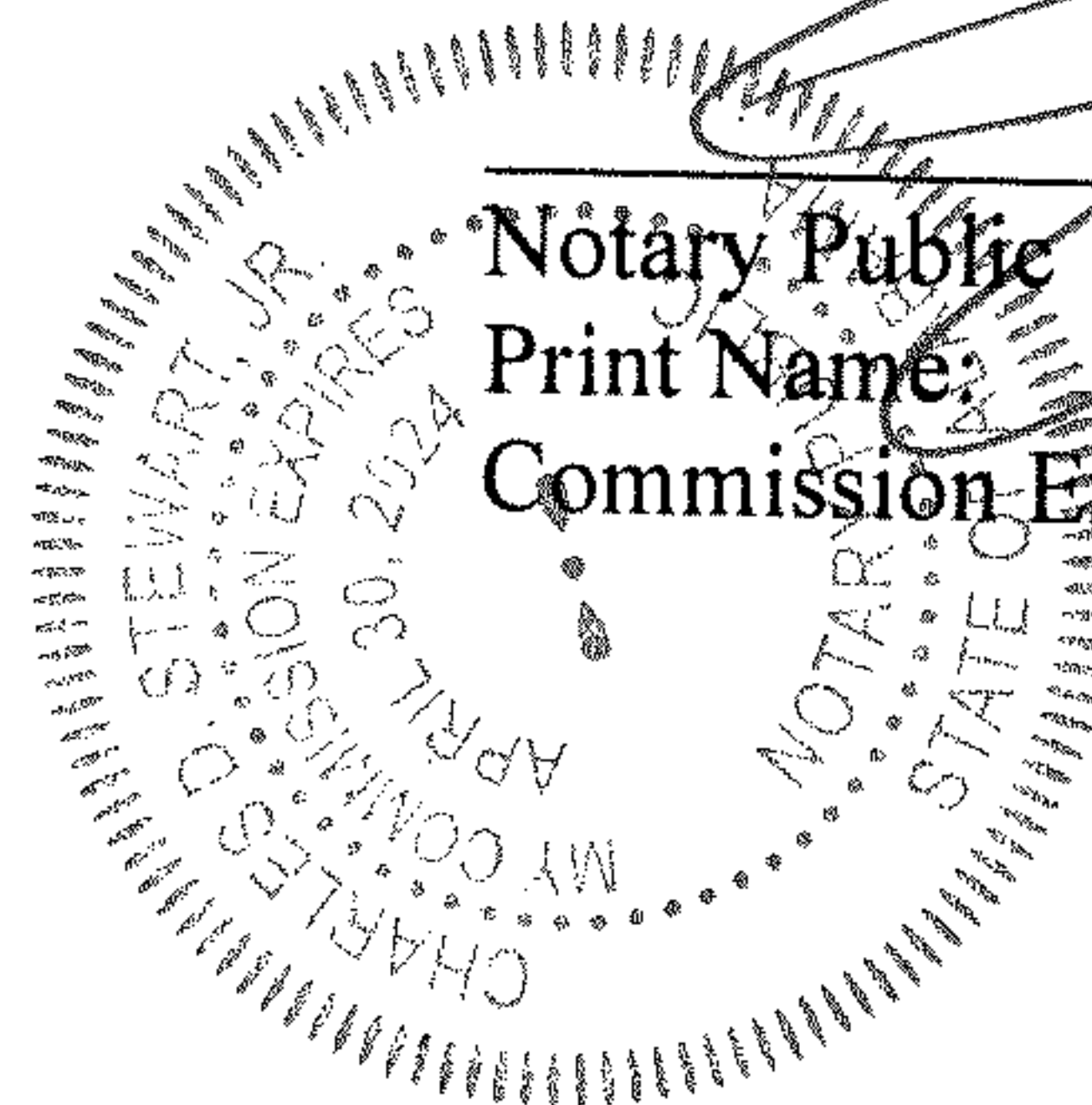
JENNIE NGUYEN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIE NGUYEN 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 29th day of January, 2021.


Notary Public
Print Name: Charles D Stewart Jr.
Commission Expires: 4-30-24




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 02:08:59 PM
\$52.50 CHERRY
20210203000057860

Allie S. Bezel