


Prepared By

Name: Jonne Nguyen
Address: 948 Rockingham Rd
Birmingham
State: AL Zip Code: 35235

After Recording Return To

Name: Jonne Nguyen
Address: 948 Rockingham Rd
Birmingham
State: AL Zip Code: 35235

Shelby County, AL 02/22/2021
State of Alabama
Deed Tax: \$90.00


20210222000088680 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
02/22/2021 03:36:09 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Ninty Thousands (\$90,000) in hand paid to
Kayla Nguyen, a Female, residing at 13212 Benton ST APT 4,
County of Orange, City of Garden Grove, State of California
(hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to
Thao Thu S'Abdul, a Female, residing at 727 Raleigh CT,
County of Jefferson, City of Birmingham, State of Alabama
(hereinafter known as the "Grantee(s)") the following *described real estate (*and in
Exhibit A if attached), situated in Shelby County, Alabama to-wit:

Address: 1903 Chandalar CT Pelham AL 35124

Parcel ID: 131014401001022

Legal Description: Chandalar South Townhouses Phase 2 map Book 07 Page 166 Unit B BLDG

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in
anywise appertaining or belonging thereto.





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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 Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their 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 their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Kayla Nguyen
Grantor's Signature

KAYLA NGUYEN
Grantor's Name

13212 Benton St apt 4
Address

Garden Grove CA 92843
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

CALIFORNIA
STATE OF ALABAMA) ^{KD}

20210222000088680 3/3 \$118.00
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COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAYLA NGUYEN whose names are 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of FEBRUARY, 2021.



K Patel
Notary Public

My Commission Expires: 06/23/2023