

20210223000089900
02/23/2021 11:58:40 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Phuc Thanh Le and Ngoc Duong Thi Nguyen
2030 Narrows Point Cv
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100035

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thanh Le**, acting through **Binh Nguyen**, his/her attorney-in-fact whose address is 2224 Hawksbury Ln. Hoover AL 35226, (hereinafter "Grantor", whether one or more), by **Phuc Thanh Le and Ngoc Duong Thi Nguyen**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Phuc Thanh Le and Ngoc Duong Thi Nguyen**, as **joint tenants with a right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2030 Narrows Point Cv, Birmingham, AL 35242**, to-wit:

Lot 32, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, at Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$211,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor

will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Thanh Le, by Binh Nguyen, as attorney-in-fact, has hereunto set his/her signature and seal on this the 19th day of February, 2021

Thanh Le by Binh Nguyen Attorney in fact
Thanh Le by Binh Nguyen Attorney in Fact

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Binh Nguyen, whose name as attorney in fact for Thanh Le, 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, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Thanh Le on the day the same bears date.

Given under my hand and official seal on this 19th day of February, 2021.

Tyler Conger
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 11:58:40 AM
\$64.00 CHERRY
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Allen S. Bayl