

20210316000130490  
03/16/2021 11:09:17 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Sang C. Phung and Ashley Duong  
524 Buck Creek Lane  
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
SMT2100031

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Seventy Nine Thousand Eight Hundred Thirty Three and 00/100 Dollars (\$179,833.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew Leroyce Ingle and Harmony Belflower Ingle , a married couple**, whose address is 105 Parliament Rd, Maylene, AL 35114 (hereinafter "Grantor", whether one or more), by **Sang C. Phung and Ashley Duong**, whose address is 524 Buck Creek Lane, Alabaster, AL 35007 , (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 **Sang C. Phung and Ashley Duong , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 524 Buck Creek Ln, Alabaster, AL 35007, to-wit:**


**Lot 31, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136, in the Probate Office of Shelby County, Alabama.**

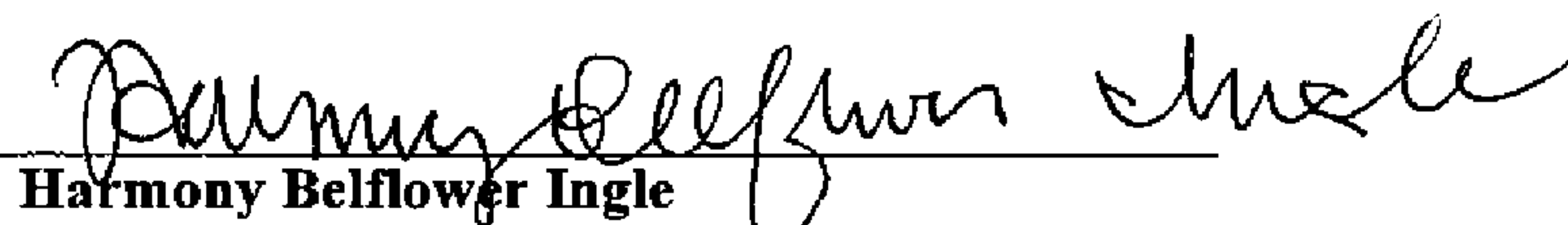
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 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, Grantor has set their signature and seal on this 15th day of March, 2021.

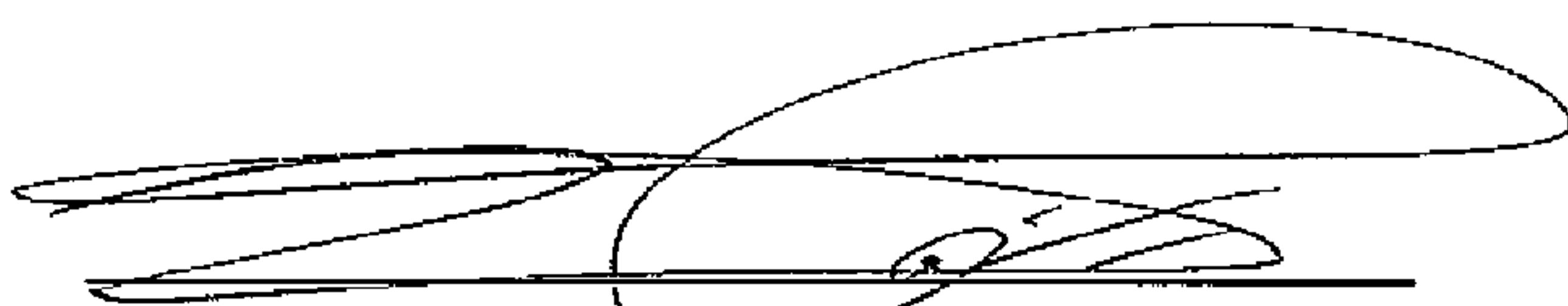
  
Matthew Leroyce Ingle

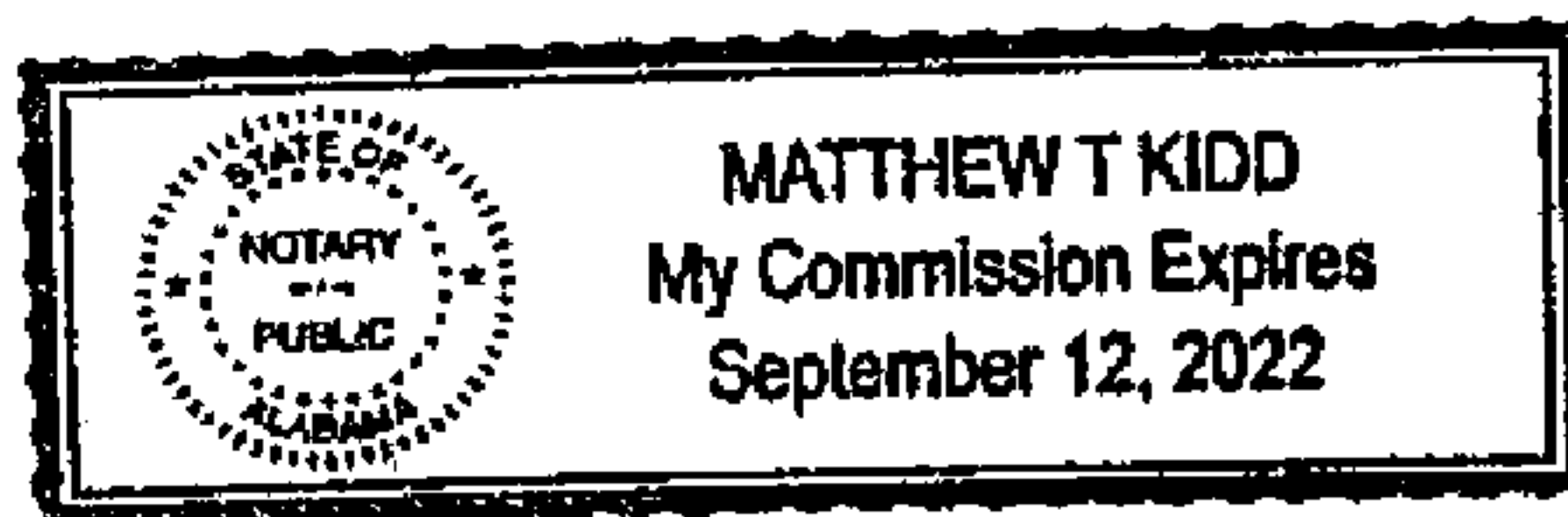
  
Harmony Belflower Ingle

State of Alabama  
County of Jefferson

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

Given under my hand and official seal on this 15th day of March, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2021 11:09:17 AM  
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