

Send tax notice to:

Phuong Hoang and Thao Thi Thanh Vu

4050 Highland Ridge Rd.

Birmingham AL 35242

CHL2100148

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy Thousand and 00/100 Dollars (\$70,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Aretha H. Stokes, a married woman**, whose mailing address is: 1065 Greymoor Road, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Phuong Hoang and Thao Thi Thanh Vu, as joint tenants with rights of survivorship** (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 19, according to the Survey of Habersham Place, as recorded in Map Book 37 Page 1-A and 1-B, in the Probate Office of Shelby County, Alabama.

****This property is not the homestead of the Grantor or Grantor's spouse.**

Property Address: 205 Biltmore Circle, Birmingham AL 35242

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

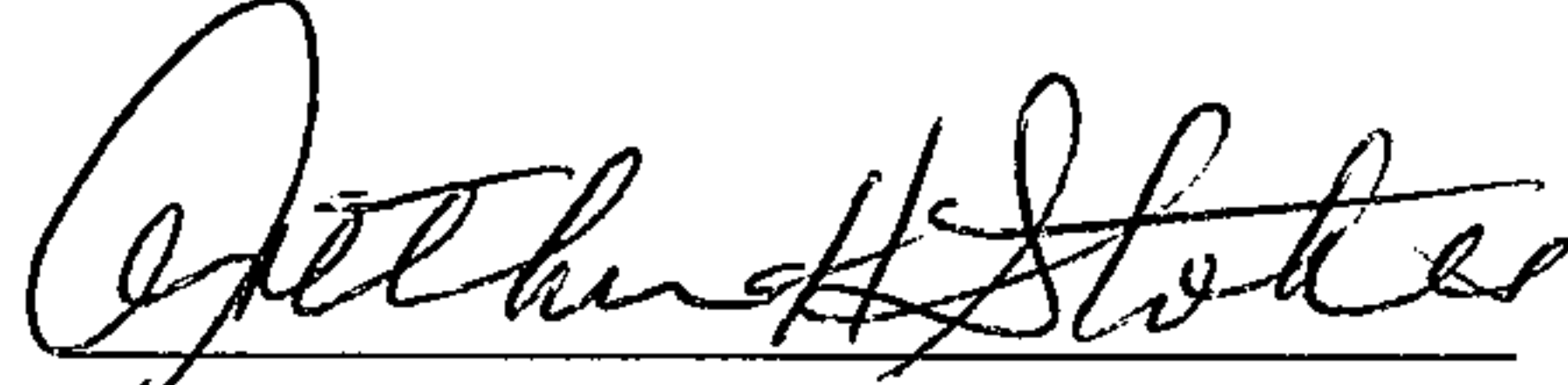
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3rd
day of May, 2021.


Aretha H. Stokes

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aretha H. Stokes, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3rd day of May, 2021.





Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 12:11:49 PM
\$95.00 CHERRY
20210503000218410

