

20210525000255080
05/25/2021 11:11:41 AM
DEEDS 1/2

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-05-6328
Documentary Evidence: Sales Contract

Send Tax Notice To:

Minh Ngoc Tran
1080 Regency Way
Birmingham, AL 35242

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledged, I, **James England**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Minh Ngoc Tran**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All that part of the North 10 acres of the Northwest ¼ of the Northeast ¼, Section 17, Township 19 South, Range 1 West, lying North and West of Rockledge Road, according to Sunrise Survey, as recorded in Map Book 3, page 67, in the Probate Office of Shelby County, Alabama.

Address of Property: 251 Oak Drive, Birmingham, AL 35242

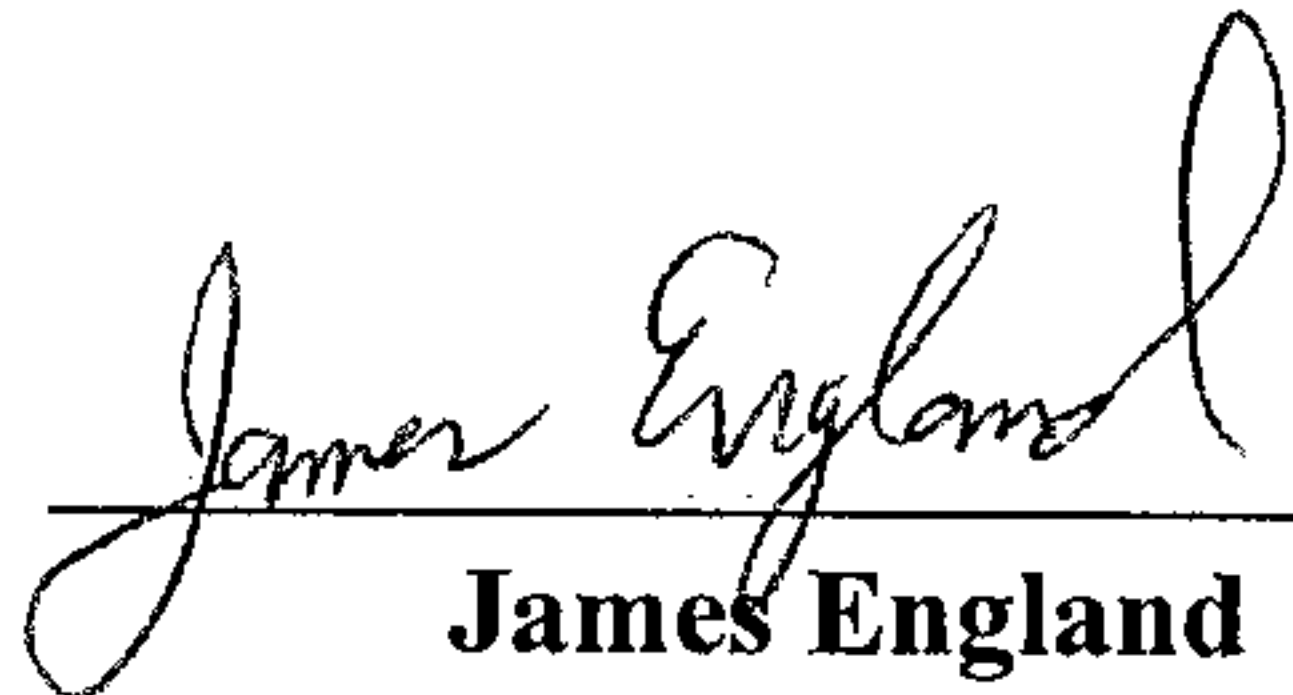
The above described property does not constitute the homestead of the Grantor nor that of his spouse.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

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

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 17th day of May, 2021.

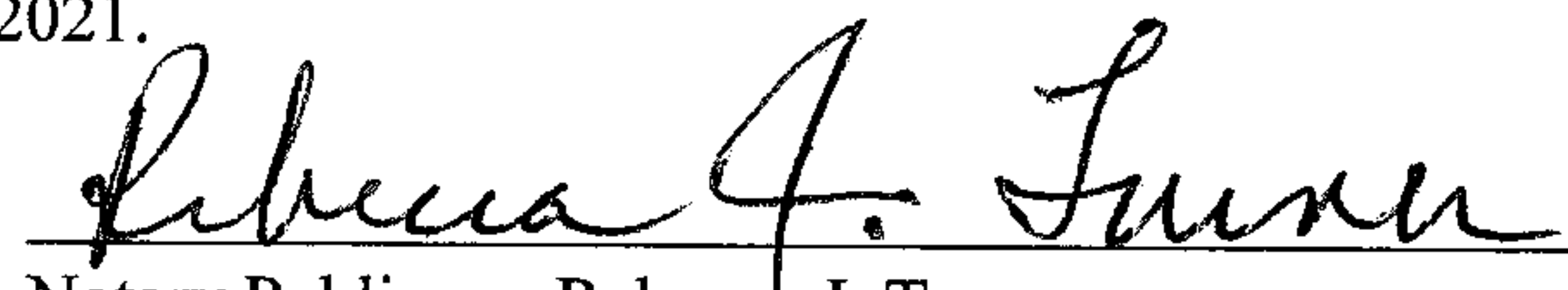


James England (Seal)

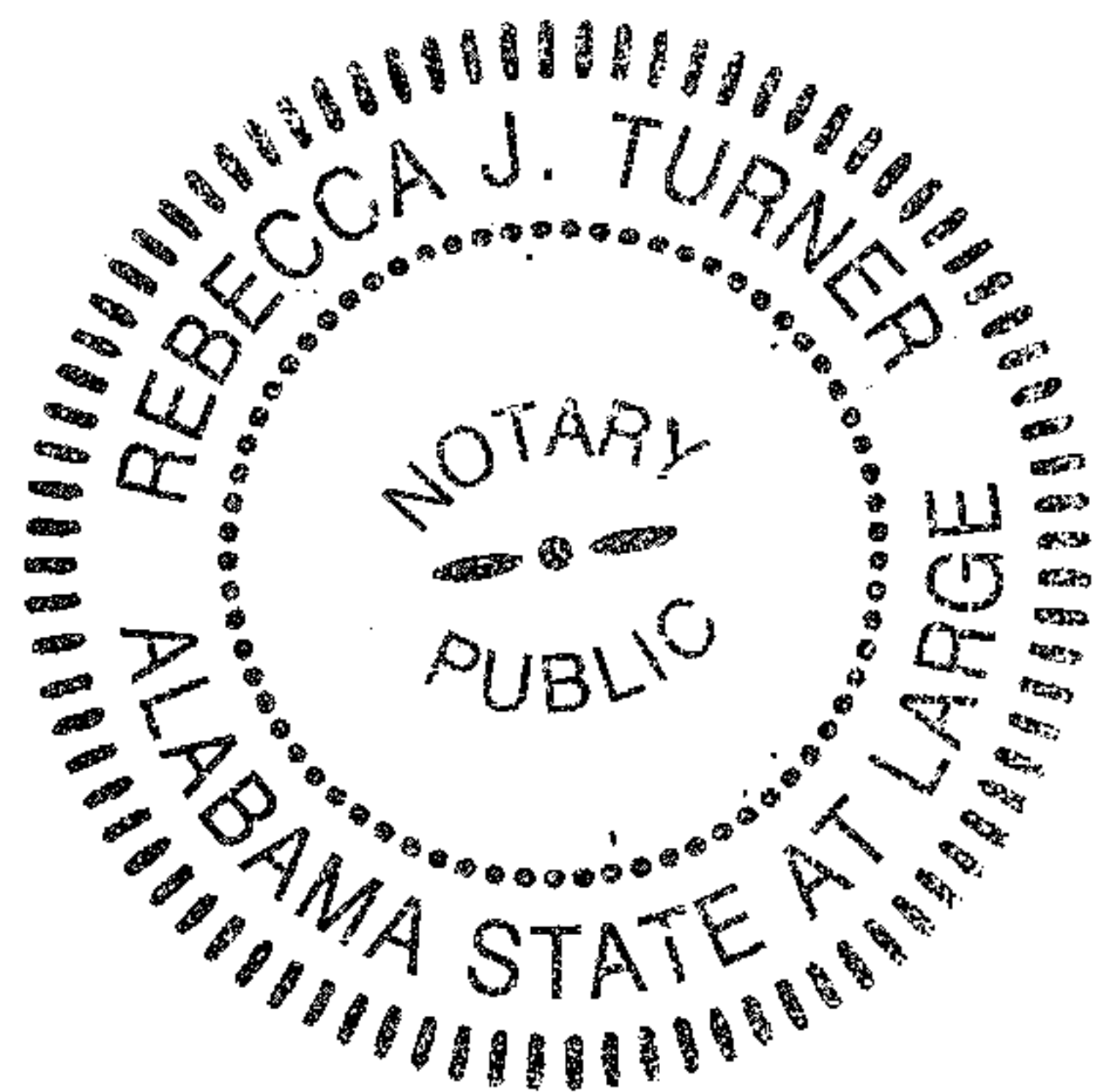
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James England**, a married individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 17th day of May, 2021.



Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022



Grantors' Mailing Address:

465 Old Oak Cove
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2021 11:11:41 AM
\$85.00 CHERRY
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