

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Nguyens Hoover, LLC

STATE OF ALABAMA)	
)	
COUNTY OF SHELBY)	WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$122,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **GEORGE A. GOMPERTS, an unmarried man, and ROBERT A. GOMPERTS, an unmarried man** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **NGUYENS HOOVER, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the re-survey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$122,500.00 of the above-recited consideration is being paid in cash.

Property address: 220 Carl Nichols Drive, Pelham, AL 35124

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of June, 2021.

George A. Gomperts
By Robert A. Gomperts
As Attorney in Fact

GEORGE A. GOMPERTS,
By ROBERT A. GOMPERTS,
As Attorney in Fact

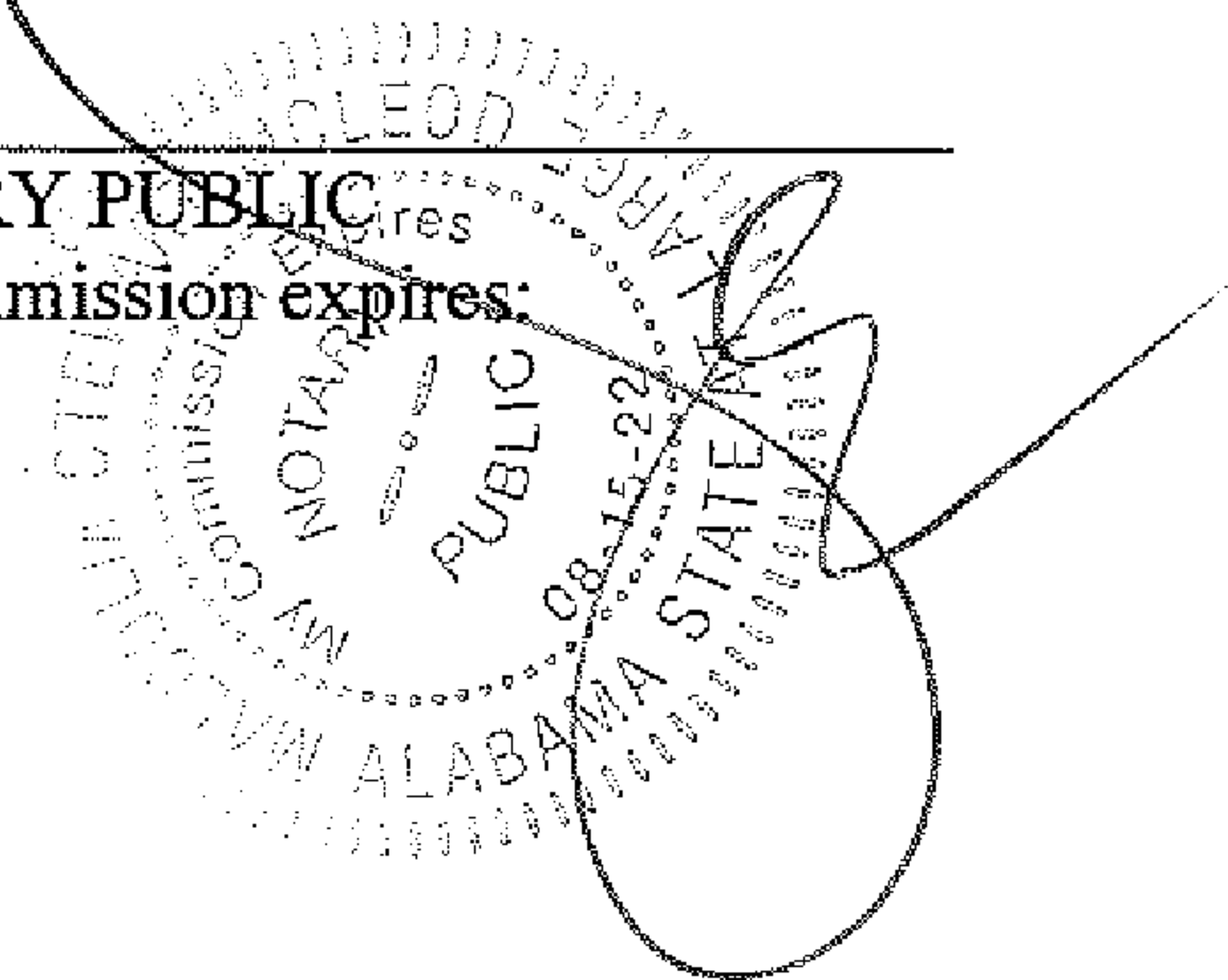
Robert A. Gomperts
ROBERT A. GOMPERTS

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ROBERT A. GOMPERTS, individually and as Attorney in Fact for GEORGE A. GOMPERTS,** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of June, 2021.

NOTARY PUBLIC
My commission expires:



Allen S. Bayal