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07/27/2021 03:52:01 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Eric Saijung
583 Grayson Pl
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100613

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Malisa K. Abrahams and Leroy A. Abrahams , a married couple**, whose address is 444 Oak Tree Dr, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Eric Saijung**, (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 **Eric Saijung , a married man**, the following described real estate situated in Shelby County, Alabama, the address of which is **583 Grayson Pl., Chelsea, AL 35043, to-wit:**

Lot 7-136, according to the Plat of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850, (which, together with all amendments thereto, are 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 \$280,330.00 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 27th day of July, 2021.



Malisa K. Abrahams



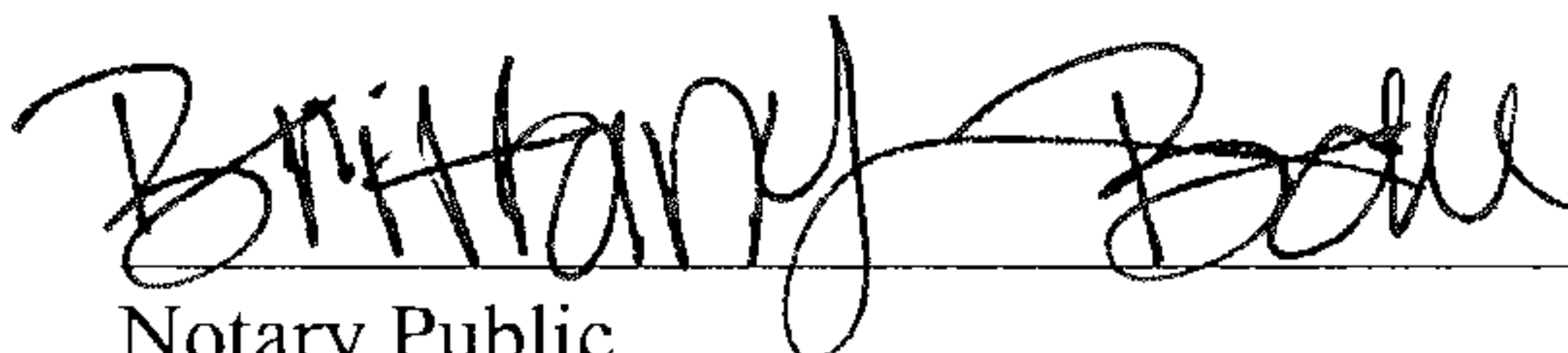
Leroy A. Abrahams

State of Alabama

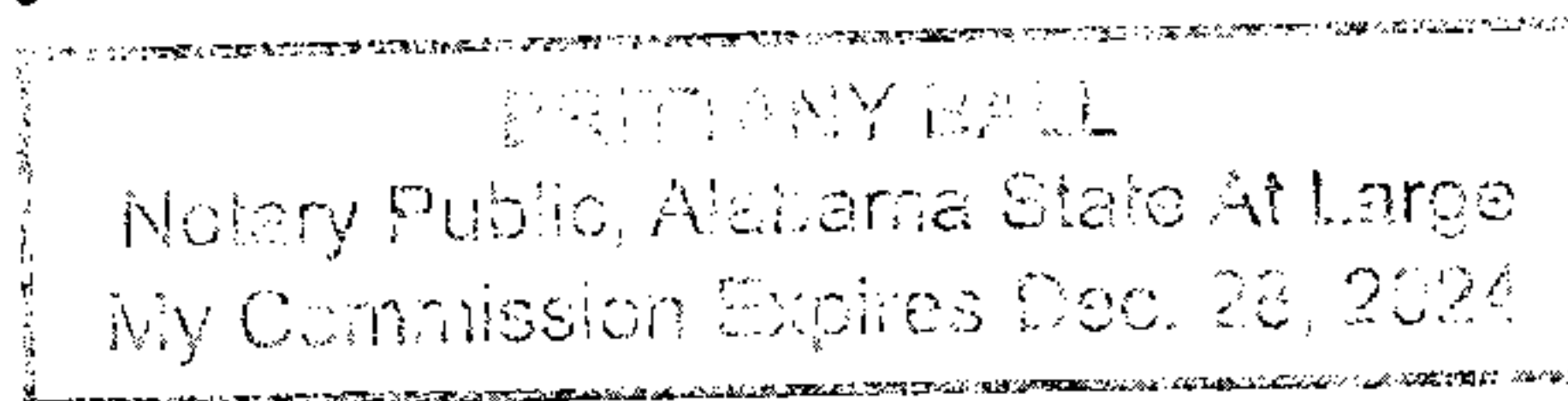
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Malisa K. Abrahams and Leroy A. Abrahams, 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 27th day of July, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2021 03:52:01 PM
\$45.00 BRITTANI
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