

Send tax notice to:
KHOA DANG TRAN
368 TALON DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021617T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PAULA M HEIFNER, A SINGLE INDIVIDUAL** whose mailing address is: **1623 4TH STREET, NEW ORLEANS, LA 70130**, (hereinafter referred to as "Grantors") by **KHOA D TRAN AND ANJULIE WOLBERG** whose property address is: **368 TALON DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 242, according of the Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Right of Way easement to Alabama Power Company as recorded in Lis Pendens Book 5, Page 434, Probate Minute Book 42, Page 267 and in Volume 111, Page 408; Volume 124, Page 491; Volume 124, Page 516 and Volume 146, Page 408, in the Probate Office of Shelby County, Alabama.
4. Covenants, Conditions and Restrictions recorded in Instrument No. 1994-6783, Instrument No. 1996-33773, Instrument No. 2001-17640 and Instrument No. 2007-56846.

\$308,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

25th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25 day of August, 2021.

Paula M Heifner
PAULA M HEIFNER

STATE OF LOUISIANA
COUNTY OF ORLEANS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAULA M HEIFNER whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2021.

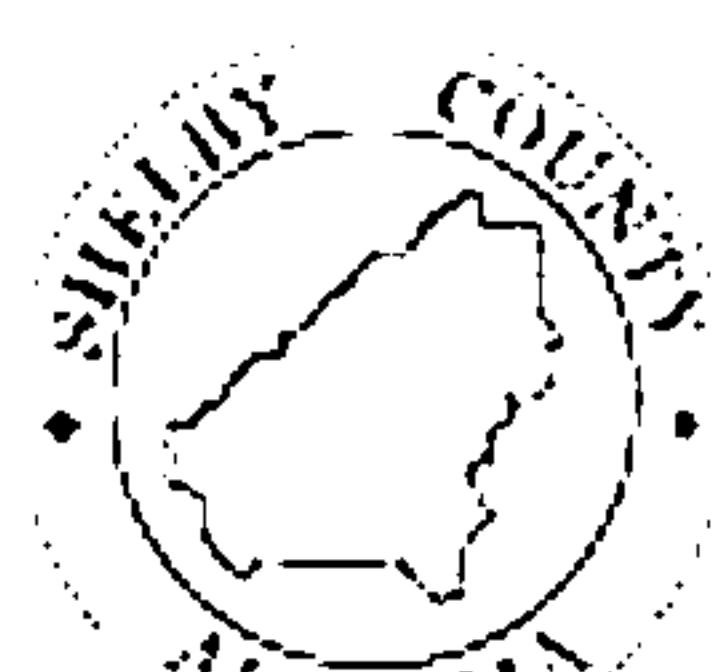
Notary Public

Print Name:

Commission Expires:



ROBERT G. GOSTI
Notary Public
State of Louisiana
Jefferson Parish
Notary ID # 50220
My Commission is for Life



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allie S. Bayl