

20211214000591070
12/14/2021 11:58:10 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Huong Vu and Saynarong Nikhomvan amd Thao Vu
1190 Berwick Road
Hoover, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100888

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, **Irina Mikhaylovna Li, an unmarried woman**, whose address is: **2550 Genoa Way, Apt. #114, Birmingham, AL 35243** (hereinafter "Grantor", whether one or more), by **Huong Vu and Saynarong Nikhomvan and Thao Vu**, whose address is: **1190 Berwick Road, Hoover, AL 35242** (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, **Huong Vu and Saynarong Nikhomvan and Thao Vu, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1190 Berwick Road, Hoover, AL 35242, to-wit:**

Lot 45, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

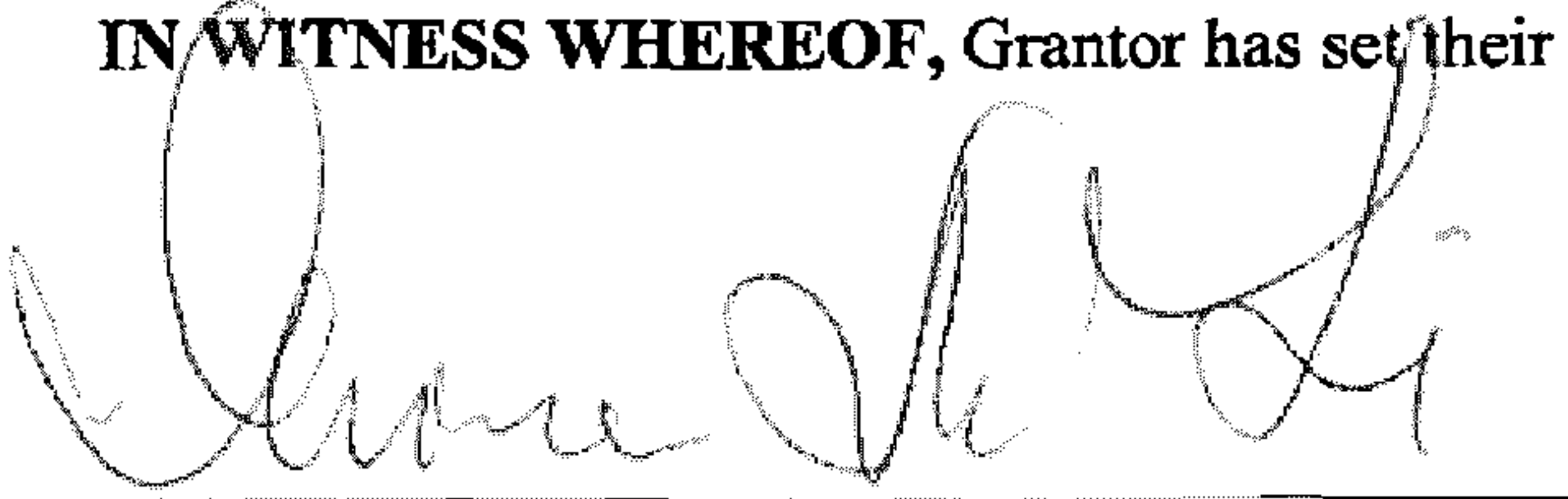
Irina Mikhaylovna Li is one and the same person as Irina Li, grantee in that certain deed dated 06/15/2018 and recorded 09/13/2018 in Instrument No. 2018-329770 in the Probate Office of Jefferson County, Alabama.

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 \$250,200.00 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 1st day of December, 2021.



Irina Mikhaylovna Li

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Irina Mikhaylovna Li, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

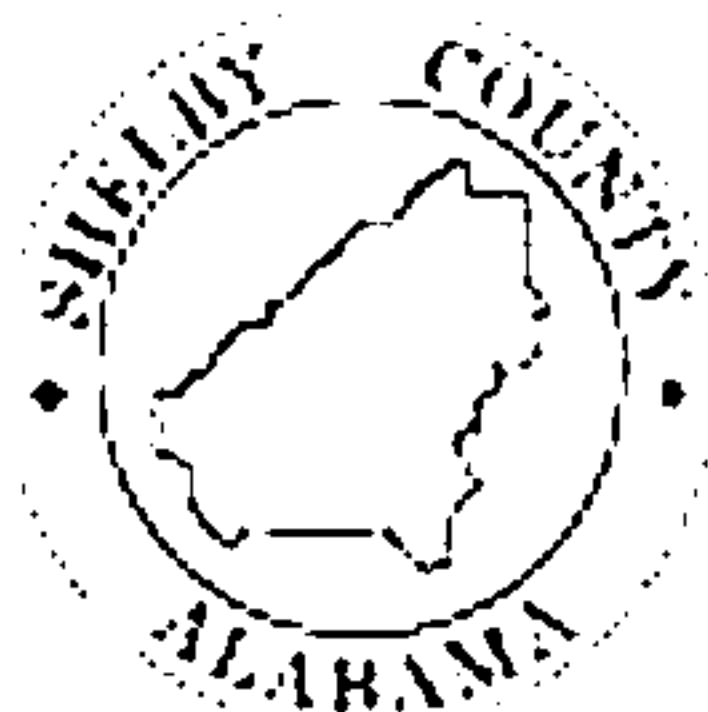
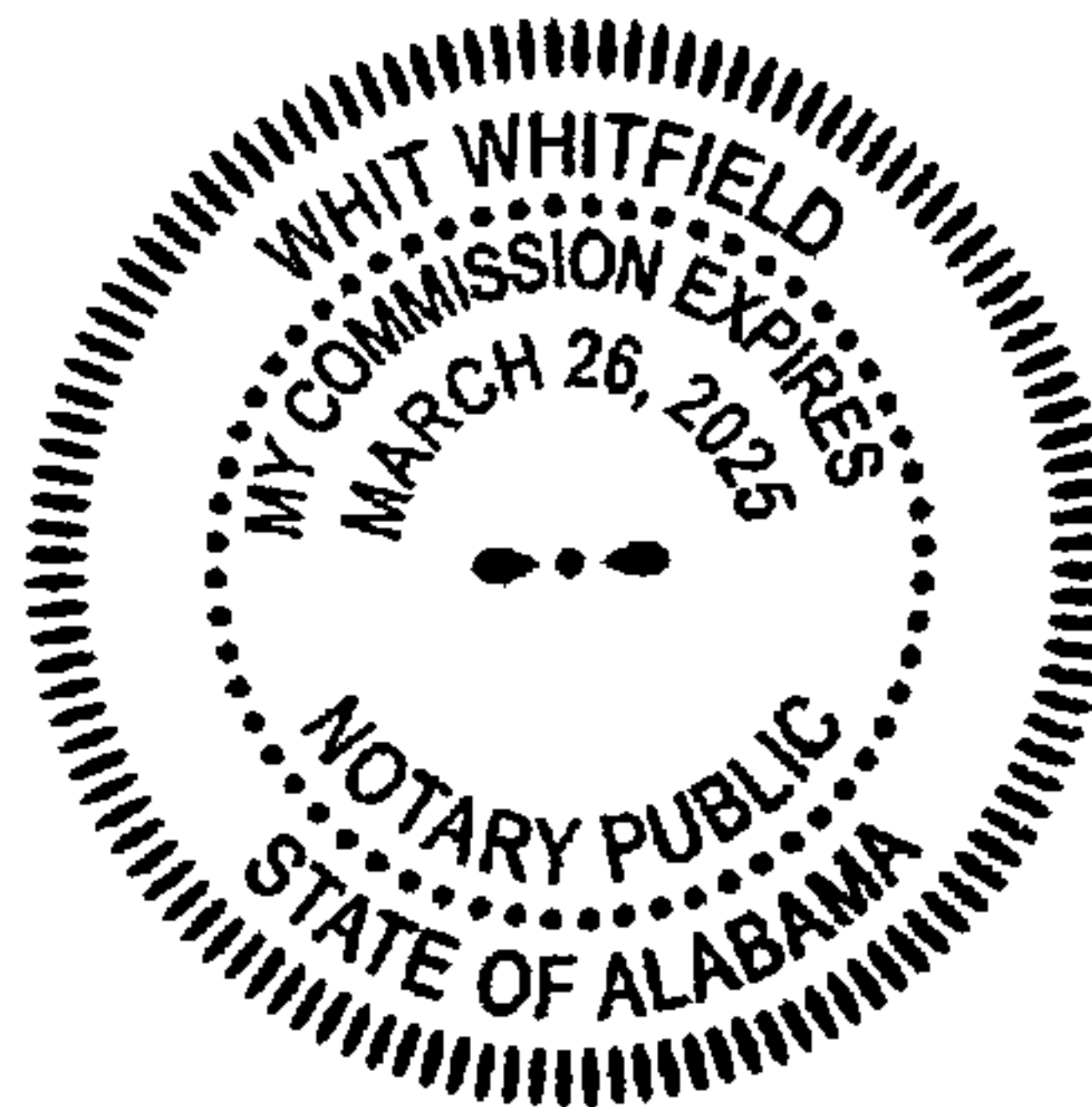
Given under my hand and official seal on this 1st day of December, 2021.



Notary Public

Printed Name: Whit Whitfield

My Commission Expires: 3.26.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2021 11:58:10 AM
\$76.00 JOANN
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Allie S. Bayl