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01/27/2022 03:13:19 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Hee Young Lee
230 Calloway Lane
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates P.C.
3595 Grandview Parkway Ste 275
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$218,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Glenda Brown fka Glenda Cunningham, a married woman**, whose address is 606 Village Way Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Hee Young Lee**, whose address is 230 Calloway Lane Pelham AL 35124, (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 **Hee Young Lee**, the following described real estate situated in Shelby County, Alabama, **the address of which is 230 Calloway Lane, Pelham, AL 35124 to-wit:**

Lot 53, according to the Survey of Calloway Cove, Plat No. 1, as recorded in Map Book 31, Page 67, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the grantor or her spouse.

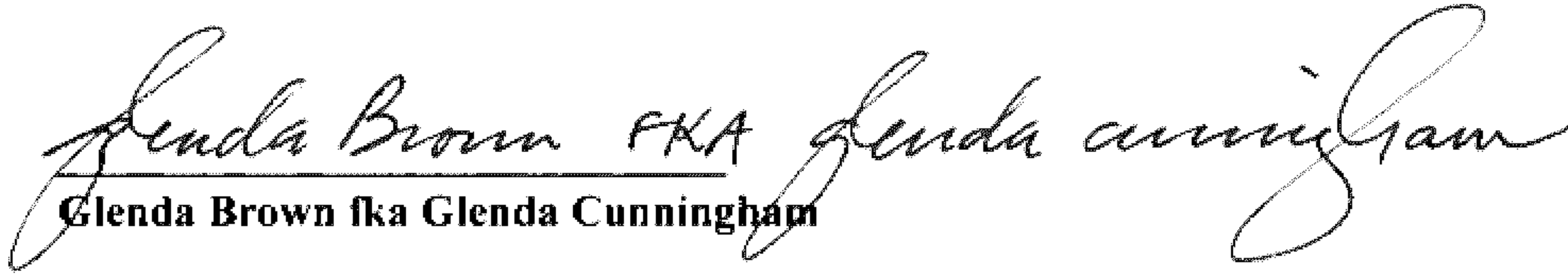
Glenda Brown is one and the same person as Glenda Cunningham, grantee in that certain deed recorded in Instrument # 20161104000407300 with the Judge of Probate Shelby County, Alabama.

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 first mortgage in the amount of \$211,105.00 and a second mortgage in the amount of \$7,525.00 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 January, 2022.

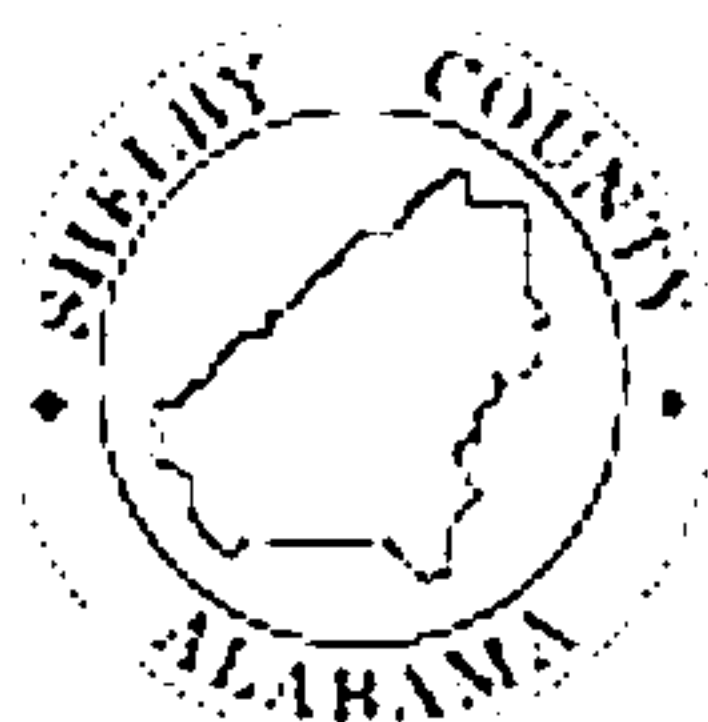
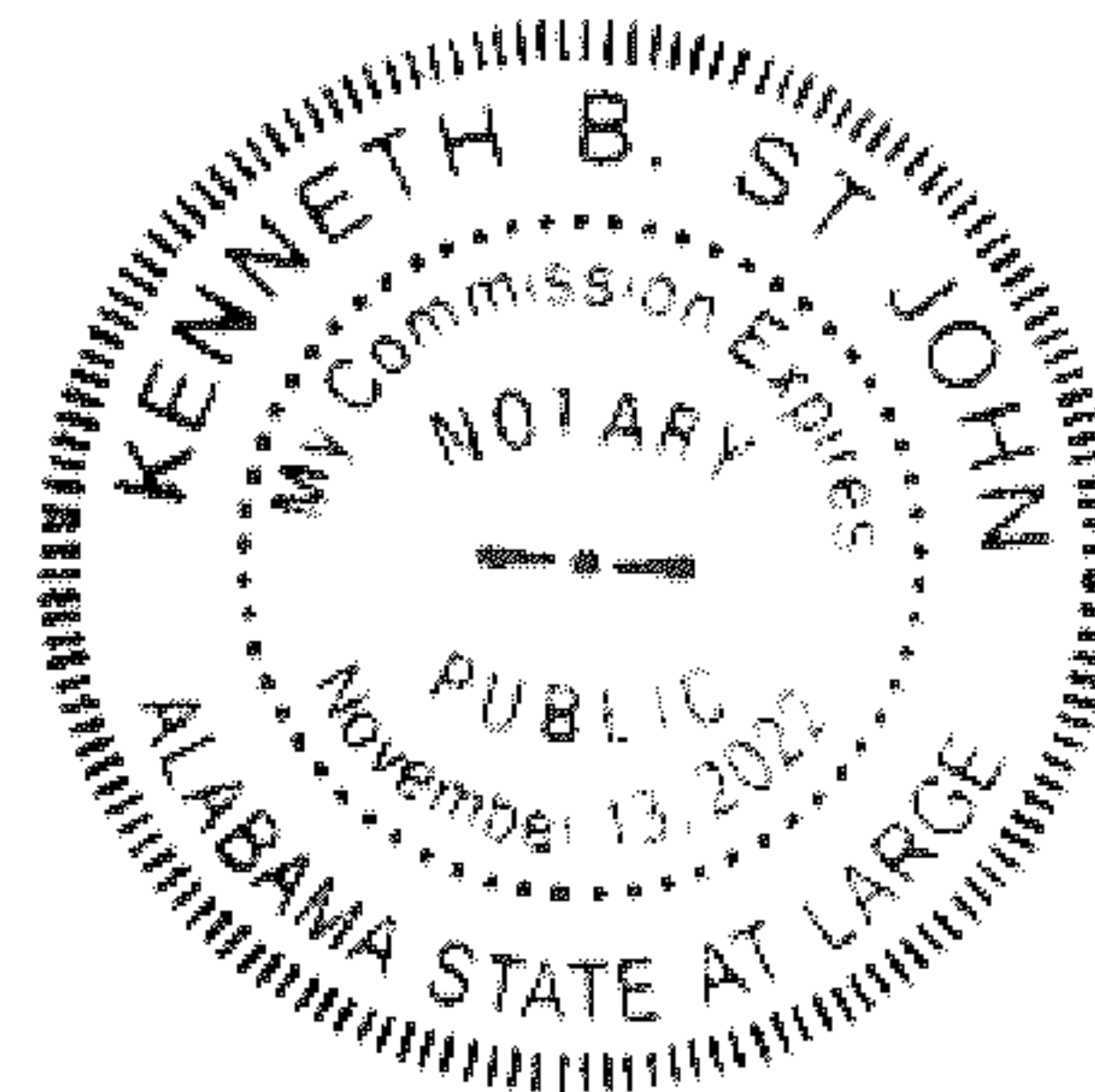

Glenda Brown fka Glenda Cunningham

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Glenda Brown fka Glenda Cunningham, a married woman, 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 this 27th day of January, 2022.


Notary Public : Kenneth B. St. John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2022 03:13:19 PM
\$26.00 JOANN
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