

20220317000110590
03/17/2022 01:53:27 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Mary Kathryn Stone and Ian McDurmont Stone
323 Heath Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243
HWD-22-1595

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY SEVEN THOUSAND AND 00/100 (\$197,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen Kao, an unmarried person**, whose address is 3722 3rd Ave South Birmingham AL 35222 (hereinafter "Grantor", whether one or more), by **Mary Kathryn Stone and Ian McDurmont Stone**, whose address is 323 Heath Drive, Birmingham, 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 Grantees **Mary Kathryn Stone and Ian McDurmont Stone, a married couple**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 323 Heath Drive, Birmingham, AL 35242 to-wit:**

Unit 323, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, and also established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4; Misc. Book 13, Page 344; Misc. Book 52, Page 318 and Instrument No. 1997-39374, in the Probate Office of Shelby County, Alabama; in the by-laws of Cambrian Wood Condominium, Inc. recorded in Misc. Book 12, Page 151 in said Probate Office and in the Articles of Incorporation of Cambrian Wood Condominium, Inc. recorded in Misc. Book 13, Page 208, in said Probate Office; together with an undivided interest in the common elements as shown in Declaration of Condominium, By-Laws and Amendments, being situated in 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 mortgage in the amount of \$191,090.00 executed and recorded simultaneously herewith.

The property being conveyed is not the homestead of the Grantor.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of March, 2022.


Stephen Kao

STATE OF ALABAMA
COUNTY OF JEFFERSON

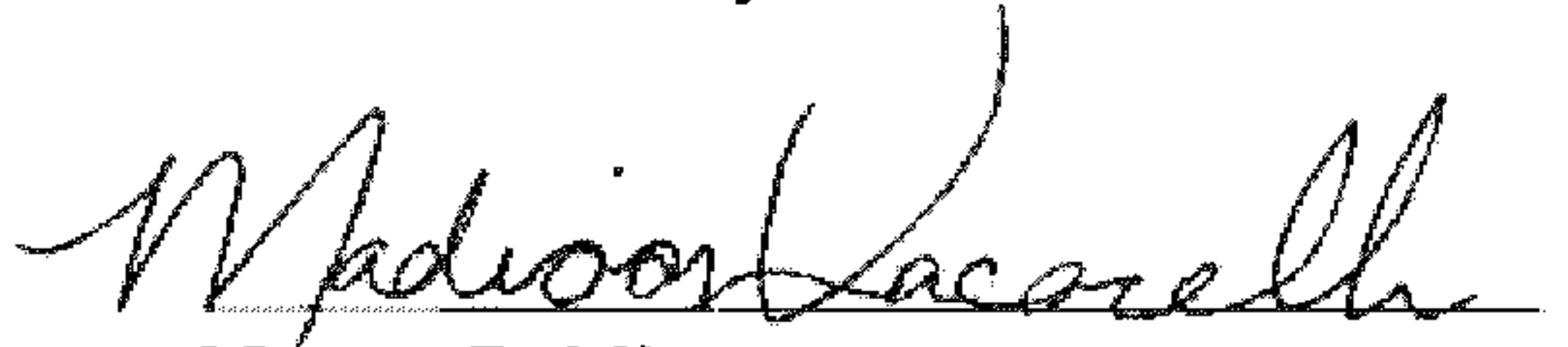


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2022 01:53:27 PM
\$31.00 JOANN
20220317000110590

Allie S. Bezel

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen Kao whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2022.


Notary Public
My Commission Expires: 8/26/25

