

SEND TAX NOTICE TO:

Jeraldine Hodo

807 Narrows Point Dr
B'ham AL 35242

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mwaba Vo and Hai Vo**, a married couple, whose address is 1387 Prestige Valley Drive, Marietta, GA 30062 (hereinafter "Grantor", whether one or more), by **Jeraldine Hodo**, (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 **Jeraldine Hodo**, the following described real estate situated in Shelby County, Alabama, **the address of which is 807 Narrows Point Drive, Birmingham, AL 35242 to-wit:**

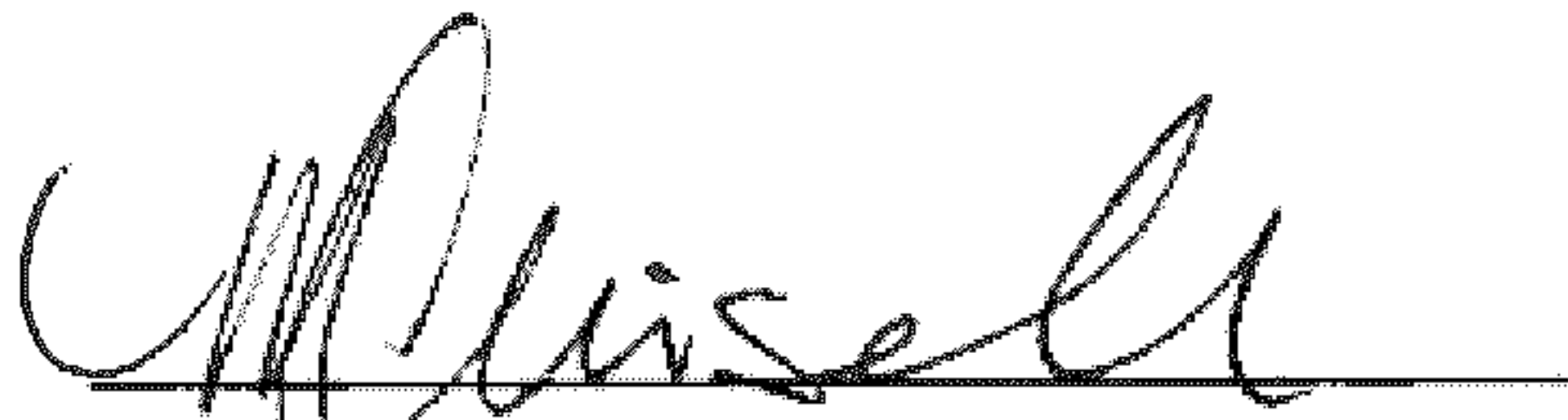
SEE ATTACHED EXHIBIT A

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 \$352,240.00 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 29th day of April, 2022.



Mwaba Vo

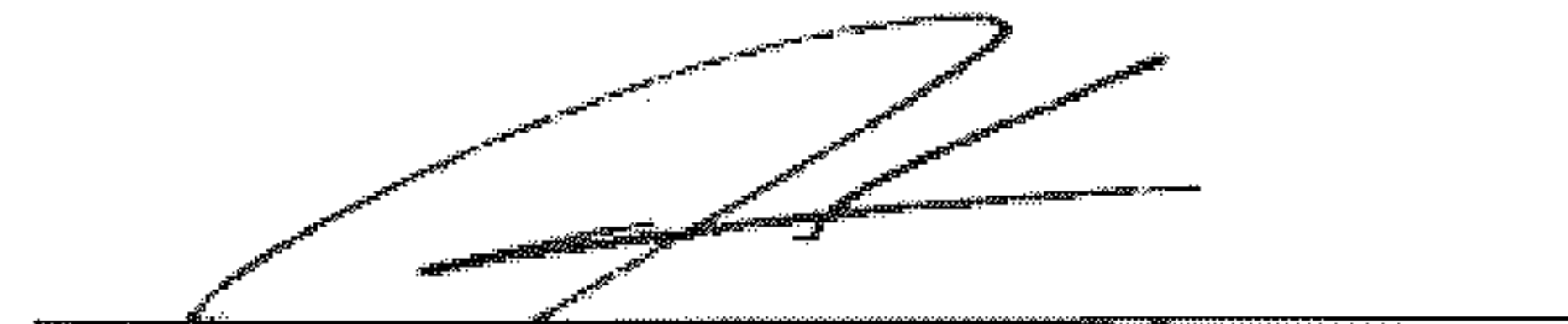


Hai Vo

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mwaba Vo and Hai Vo 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 29th day of April, 2022.



Notary Public

My Commission Expires: 1/29/25



EXHIBIT A

LEGAL DESCRIPTION

Lot 53, according to the Survey of Narrows Point, as recorded in Map Book 26, Page 81 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants Conditions and Restrictions recorded in Instrument #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 10:36:01 AM
\$29.00 CHERRY
20220503000180240

Allen S. Bayl