

Send tax notice to:
TINA VUONG
1073 OAK TREE ROAD
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA

2022232

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Nine Thousand and 00/100 Dollars (\$499,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SIN CHEAN YOE and PATRICIA H OH, UNMARRIED INDIVIDUALS**, whose mailing address is 2222 LAKE HEATHER CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **TINA VUONG** whose property address is: **1073 OAK TREE ROAD, BIRMINGHAM, AL, 35244** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3114, according to the Survey of Riverchase Country Club, 31st Addition, as recorded in Map Book 18, page 122, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

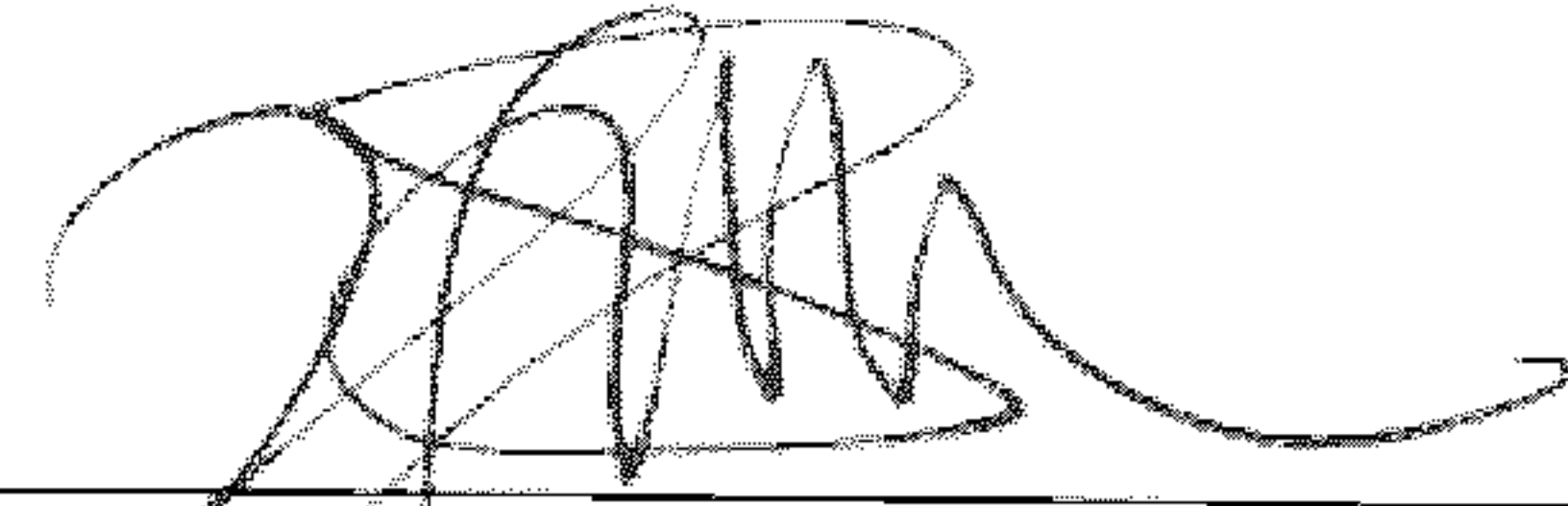
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to Alabama Power Company recorded in Inst. No. 1995-12817.
5. Restrictions appearing of record in Misc. Volume 14 page 536; Misc. Volume 17 page 550 ; Misc. Volume 34, page 549 and Inst. No. 1996-12313.

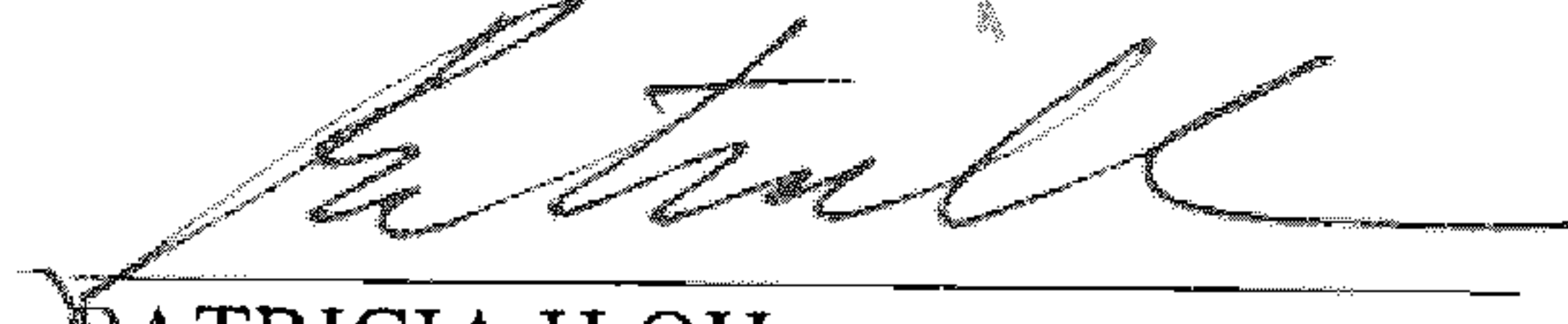
\$299,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16 day of May, 2022.

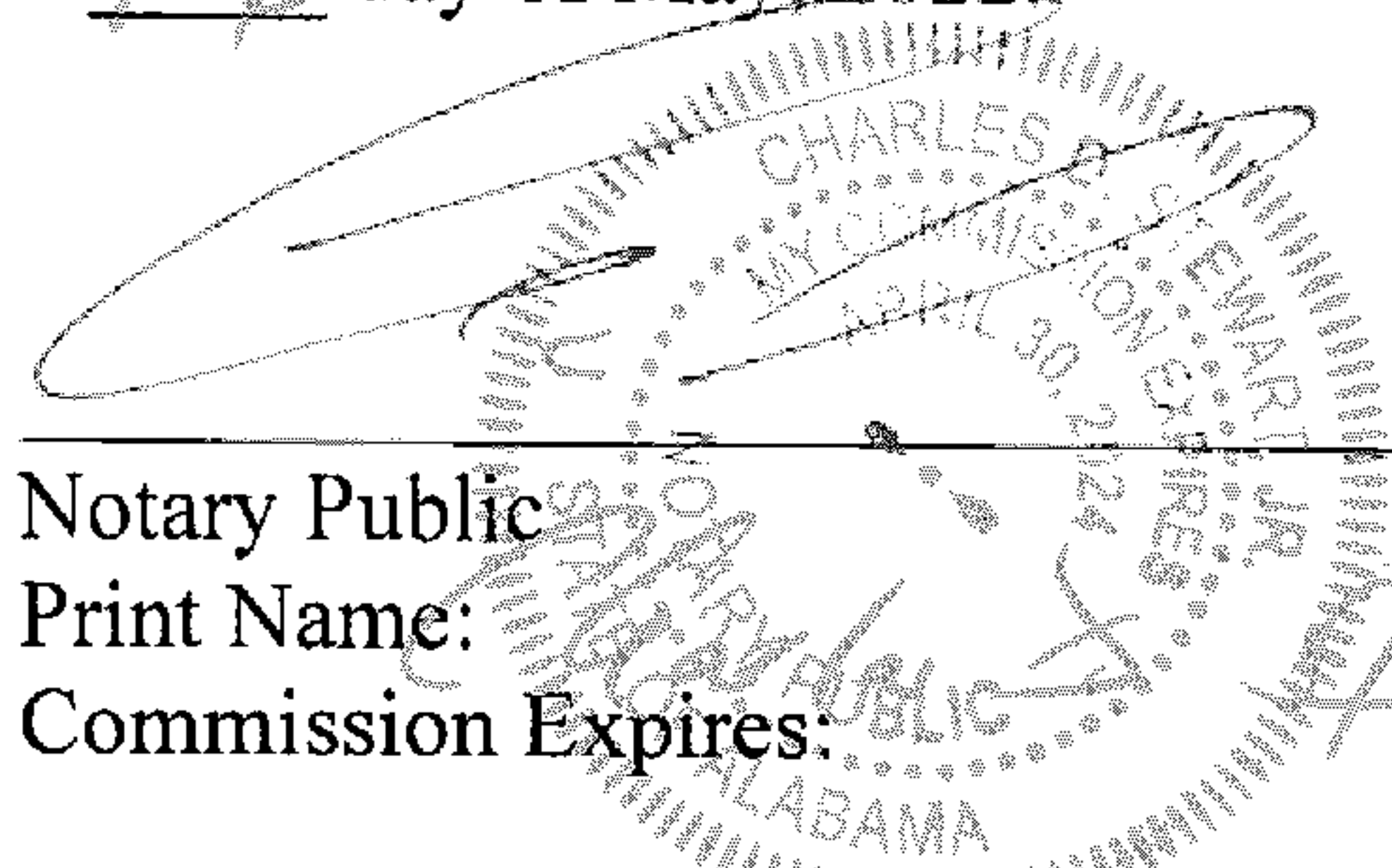

SIN CHEAN YOE


PATRICIA H OH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SIN CHEAN YOE and PATRICIA H OH whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of May, 2022.


Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4.30.24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 03:08:53 PM
\$225.00 CHARITY
20220517000201320

Allie S. Boyd