

**SEND TAX NOTICE TO:**

Toan Tri Anh Bui and Lina K. Do

4104 Park Crossings Drive  
Chelsea, AL 35043

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 **FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Eugenio Gualdron Calderon and Diana Carolina Gualdron**, husband and wife, whose address is PO Box 1603, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Toan Tri Anh Bui and Lina K. Do**, as joint tenants with rights of survivorship, (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 **Toan Tri Anh Bui and Lina K. Do**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4104 Park Crossings Drive, Chelsea, AL 35043 to-wit:**

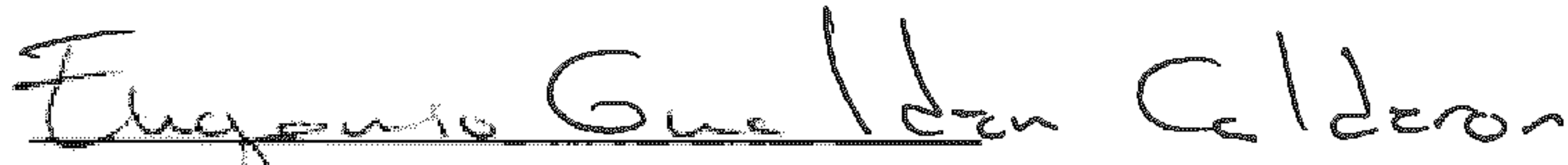
**Lot 1472, Chelsea Park 14th Sector Park Crossings, as recorded in Map Book 47, Pages 96A and 96B, in the Office of Probate in Shelby County, Alabama.**


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 \$225,000.00 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 30th day of June, 2022.

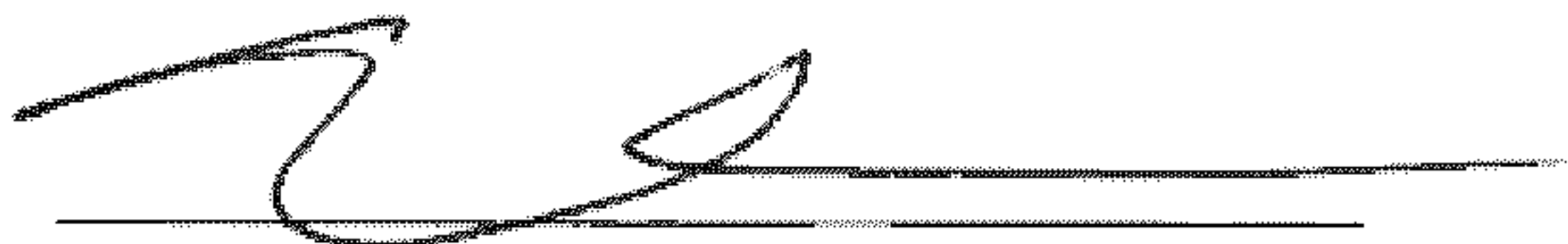
  
Eugenio Gualdron Calderon

  
Diana Carolina Gualdron

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Diana Carolina Gualdron and Eugenio Gualdron Calderon 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 30th day of June, 2022.

  
Notary Public  
My Commission Expires: 2/14/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2022 10:57:30 AM  
\$205.00 JOANN  
20220701000262550

