

20221121000427980
11/21/2022 08:33:23 AM
DEEDS 1/2

SEND TAX NOTICE TO:

AH Alabaster, LLC
4898 Valleydale Road
B1
Birmingham, 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 FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Pranee Pantumsinchai, as Personal Representative of The Estate of Ubol Ratanaubol, deceased, Shelby County Probate Case No. PR-2022-000809**, whose address is 300 Vestavia Parkway, suite 2300, Birmingham, AL 35216, (hereinafter "Grantor", whether one or more), by **AH Alabaster, LLC**, whose address is 4898 Valleydale Road, B1, 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 Grantee **AH Alabaster, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 544 1st Street North, Alabaster, AL 35007 to-wit:**

Lots 7, 8, 9, 10, 11, 36, 37, 38, 39 and 40, in Block 3, according to the NICKERSON-SCOTT SURVEY, a map of which is recorded in Map Book 3, Page 34, in the Office of the Judge of Probate of 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 \$0.00 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 4th day of November, 2022.

**Pranee Pantumsinchai, as Personal Representative of The Estate of Ubol Ratanaubol, deceased,
Shelby County Probate Case No. PR-2022-000809**

By: *Pranee Pantumsinchai*
Pranee Pantumsinchai, Personal Representative

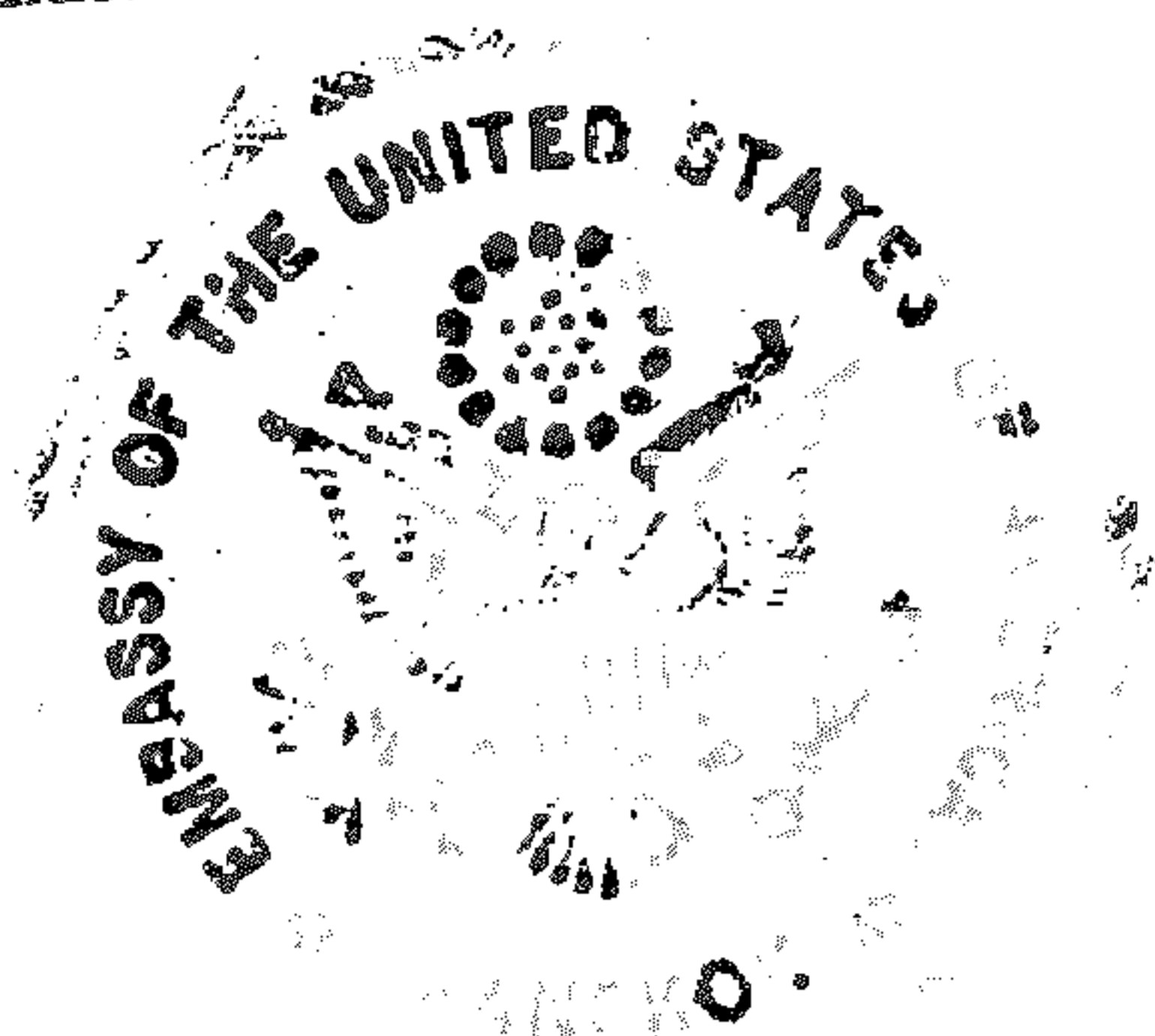
STATE OF Kingdom of Thailand } ss
COUNTY OF Bangkok - Metropolitan Area

I, the undersigned Notary Public in and for said County and State, hereby certify that Pranee Pantumsinchai, Personal Representative of Pranee Pantumsinchai, as Personal Representative of The Estate of Ubol Ratanaubol, deceased, Shelby County Probate Case No. PR-2022-000809 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, his/her capacity, executed the same voluntarily on the day the same bears date.

- 4 NOV 2022

Given under my hand and official seal this ____ day of November, 2022.

Jimmy Byaruhanga
Jimmy Byaruhanga
Notarizing Officer
Bangkok, Thailand
Notary Public
My Commission Expires: Indefinite



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 08:33:23 AM
\$375.00 BRITTANI
20221121000427980**

Allen S. Bayl