

Send Tax Notice to:
Petrusson Properties, LLC
5025 Meadow Brook Rd
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-5728

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$129,900.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Les Downtown LLC, an Alabama Limited Liability Company, and Binh Nguyen, an unmarried person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

2224 Hawsburry Lane, Hoover, AL 35226

by **Petrusson Properties, LLC (herein referred to as "Grantee")**, whose mailing address is

5025 Meadow Brook Road, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1104 Morning Sun Drive, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of December, 2022.

Les Downtown LLC, an Alabama Limited Liability Company

By: [Signature]
Binh Nguyen, Manager

[Signature]
Binh Nguyen, Individually

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Binh Nguyen, Manager**, whose name(s) as **Manager(s)** of **Les Downtown LLC**, a/an **Alabama** corporation, is 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Les Downtown LLC**, on the day the same bears date.

Given under my hand and official seal this 22 day of December, 2022.

[Signature]

Notary Public, State of
Printed Name
My Commission Expires:

State of Alabama
County of Jefferson



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Binh Nguyen**, whose name is 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, he/she, executed the same on the day the same bears date.

Given under my hand and official seal this 22 day of December, 2022.

[Signature]

Notary Public, State of
Printed Name
My Commission Expires:

State of Alabama
County of Jefferson



EXHIBIT A

Property 1:

Unit 1104, in Horizon Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Instrument 2001- 40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2022 01:55:50 PM
\$158.00 JOANN
20221222000458650
General Warranty Deed - LE (AL)

Allie S. Boyd