

20230302000056800  
03/02/2023 10:06:48 AM  
DEEDS 1/3

Send Tax Notice to:  
Karoline Beasley and Jacob Harris  
262 Chesser Park Drive  
Chelsea, AL 35043

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

File: **BHM-22-5841**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$323,500.00)** 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 **Linh Luu Doan and Jeremiah Cong Doan, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

8120 Old Highway 280, Chelsea, AL 35043

by **Karoline Beasley and Jacob Harris (herein referred to as "Grantee," whether one or more)**, whose mailing address is

262 Chesser Park Drive, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **262 Chesser Park Drive, Chelsea, AL 35043**, 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.

**\$307,325.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), his/her heirs, exccutors, 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(s), 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 1 day of March, 2023.

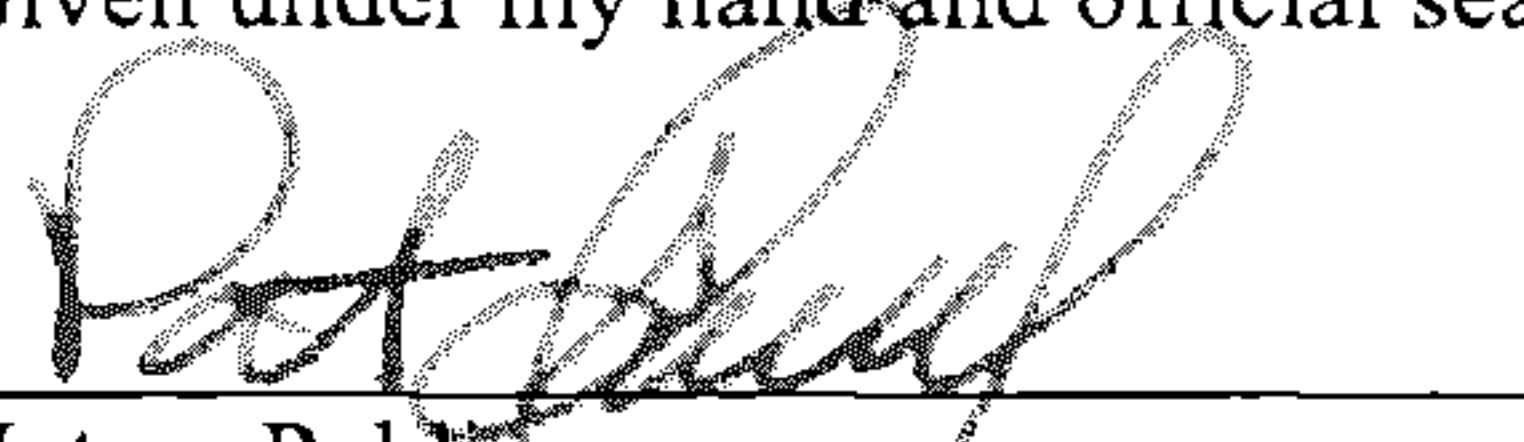
  
Linh Luu Doan

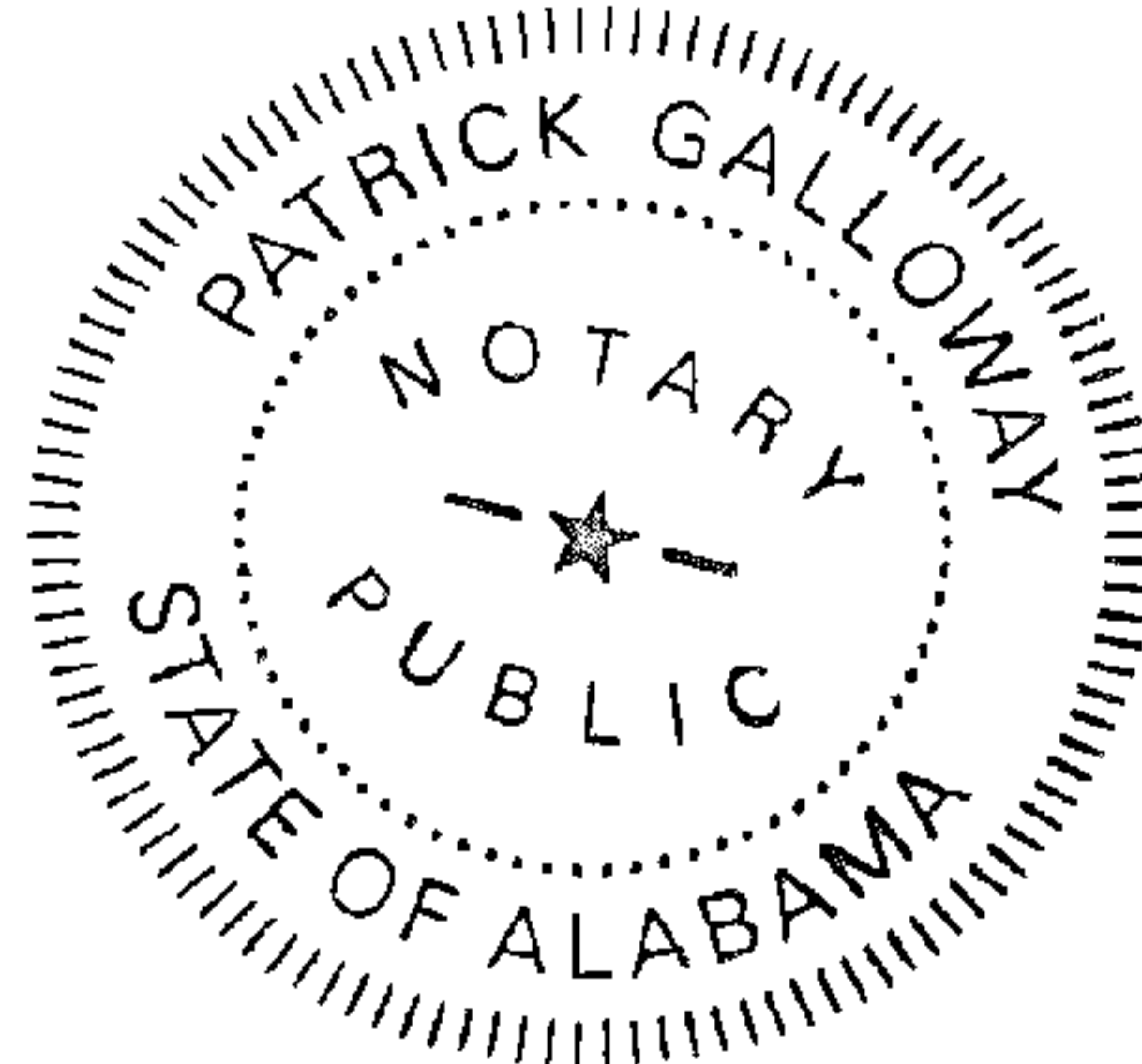
  
Jeremiah Cong Doan

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Linh Luu Doan and Jeremiah Cong Doan 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 1<sup>st</sup> day of March, 2023.

  
Notary Public  
My Commission Expires 10-1-25

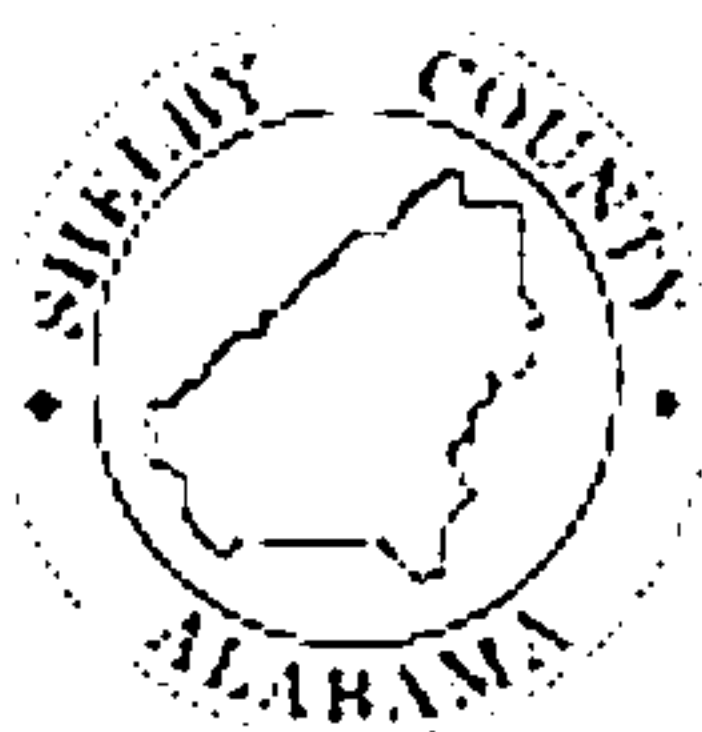


**EXHIBIT A**

Property 1:

Lot 82, according to the map and survey of Cottages at Chesser, Phase 1, as recorded in Map Book 33, page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument #20040511000248910, First Amendment to Declaration as recorded in Instrument #20091008000381600, recorded in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the ""Declaration),



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/02/2023 10:06:48 AM**  
**\$44.50 JOANN**  
**20230302000056800**

*Allen S. Bayl*