

**SEND TAX NOTICE TO:**

Hung Van Truong

1401 Scout Trce

Hoover, AL 35244

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 **ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John L. Bearden, Jr., a married man, and Joel E. Bearden, III, a married man**, whose address is 1699 Spring Creek Rd. Montevallo, AL 35115

(hereinafter "Grantor", whether one or more), by **Hung Van Truong**, whose address is 1401 Scout Trce, Hoover, AL 35244 (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, **Hung Van Truong**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1894 Chandalar Court, Pelham, AL 35124 to-wit:**

**Unit "C", Building 9, Phase II, of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Quarter-Quarter Section; thence in a Northerly direction along the East line of said Quarter-Quarter Section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction a distance of 194.64 feet; thence 90 degrees left, in a Southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said Building 9; thence 85 degrees 51 minutes right, in a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "D" a distance of 24.15 feet to the point of beginning; thence continue a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "C" a distance of 18.8 feet to the centerline of wood fence common to Units "B" and "C"; thence 90 degrees right, in a Northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.94 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face of said storage building, a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along Northeast outer face of said storage building, a distance of 4.3 feet to a point on the outer face of a wood fence extending across the back of Unit "C" thence 90 degrees left, in a Northeasterly direction along the outer face of said wood fence, a distance of 14.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right, in a Southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "C" and "D" a distance of 67.64 feet to the point of beginning. Situated in Shelby County, Alabama.**

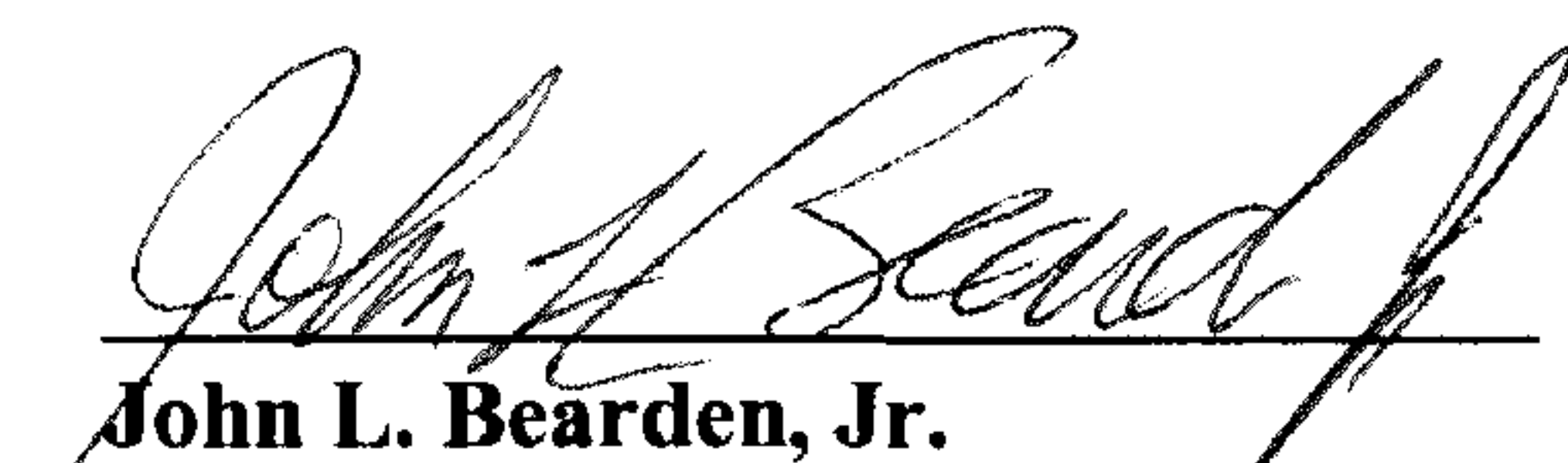
**Subject property conveyed herein does not constitute the homestead of the Grantor, John L. Bearden, Jr., nor the homestead of his respective spouse.**

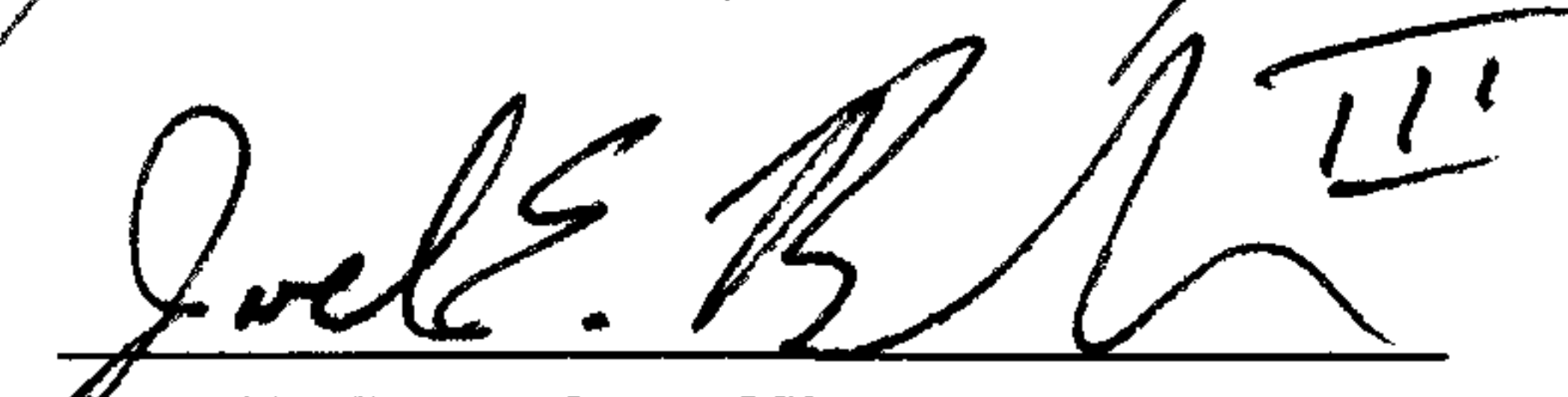
**Subject property conveyed herein does not constitute the homestead of the Grantor, Joel E. Bearden, III, nor the homestead of his respective spouse.**

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.

**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 7<sup>th</sup> day of March, 2023.

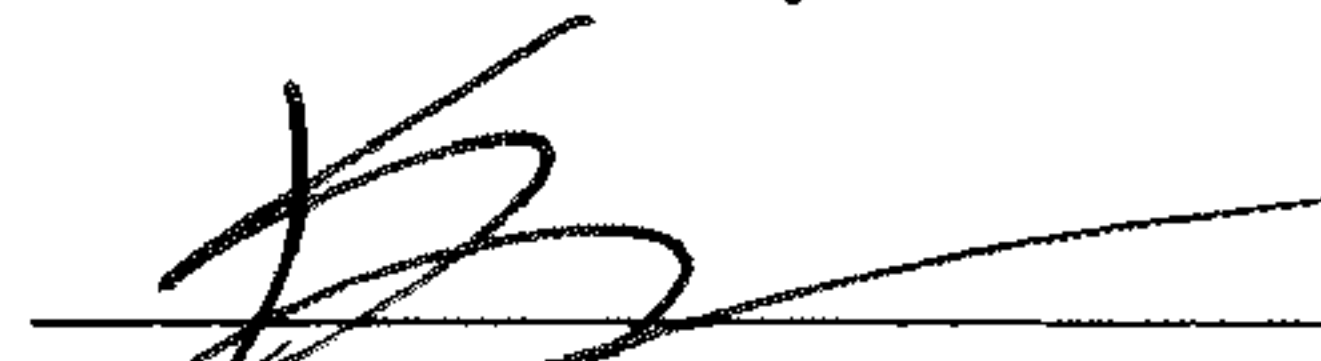
  
John L. Bearden, Jr.

  
Joel E. Bearden, III

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John L. Bearden, Jr. and Joel E. Bearden, III whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2023.

  
Notary Public: Kenneth B. St. John  
My Commission Expires: 10-13-2026

