

Send Tax Notice to:  
Armand Brice Nguenpang Kougan  
and Mirelle Flaure  
5862 Forest Lakes Cove  
Sterrett, AL 35147

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-23-7607**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVENTEEN THOUSAND AND 00/100 (\$317,000.00) 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 **John T. Oldham, a single man, and Savannah B. Johnson, a single woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

307 Morrisville Road, Andrews, SC 29510

by **Armand Brice Nguenpang Kougan and Mirelle Flaure (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5862 Forest Lakes Cove, Sterrett, AL 35147

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 **5862 Forest Lakes Cove, Sterrett, AL 35147**, 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.

**\$311,258.00 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, 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(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 10 day of April, 2023.

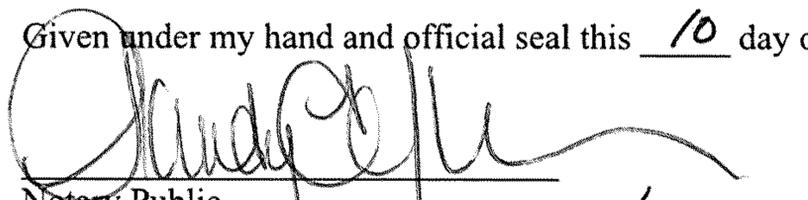
  
\_\_\_\_\_  
John T. Oldham

  
\_\_\_\_\_  
Savannah B. Johnson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John T. Oldham and Savannah B. Johnson 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 10 day of April, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

Lot 428, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, 122B and 122C, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/11/2023 10:00:45 AM**  
**\$34.00 JOANN**  
**20230411000101030**

*Allen S. Bayl*