

Send Tax Notice to:
Christian Allen Brown and Jenny
Catherine Brown
959 Old Cahaba Drive
Helena, AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-9334**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED AND 00/100 (\$381,500.00)** 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 **Woodbridge Opportunity Fund, Inc., a Michigan Corporation** (herein referred to as "**Grantor**," whether one or more), whose mailing address is

1380 E Jefferson Ave, Detroit, MI 48207

by **Christian Allen Brown and Jenny Catherine Brown** (herein referred to as "**Grantee**"), whose mailing address is

959 Old Cahaba Drive, Helena, AL 35080

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 **959 Old Cahaba Drive, Helena, AL 35080**, 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.

\$362,425.00 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 9 day of June, 2023

Woodbridge Opportunity Fund, Inc., a Michigan Corporation

By: 
William R. Dickson, President

State of Michigan
County of Wayne

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William R. Dickson, President**, whose name(s) as **President(s) of Woodbridge Opportunity Fund, Inc., a Michigan 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 **Woodbridge Opportunity Fund, Inc., a Michigan Corporation**, on the day the same bears date.

Given under my hand and official seal this 9 day of June, 2023


Notary Public

Printed Name

My Commission Expires:

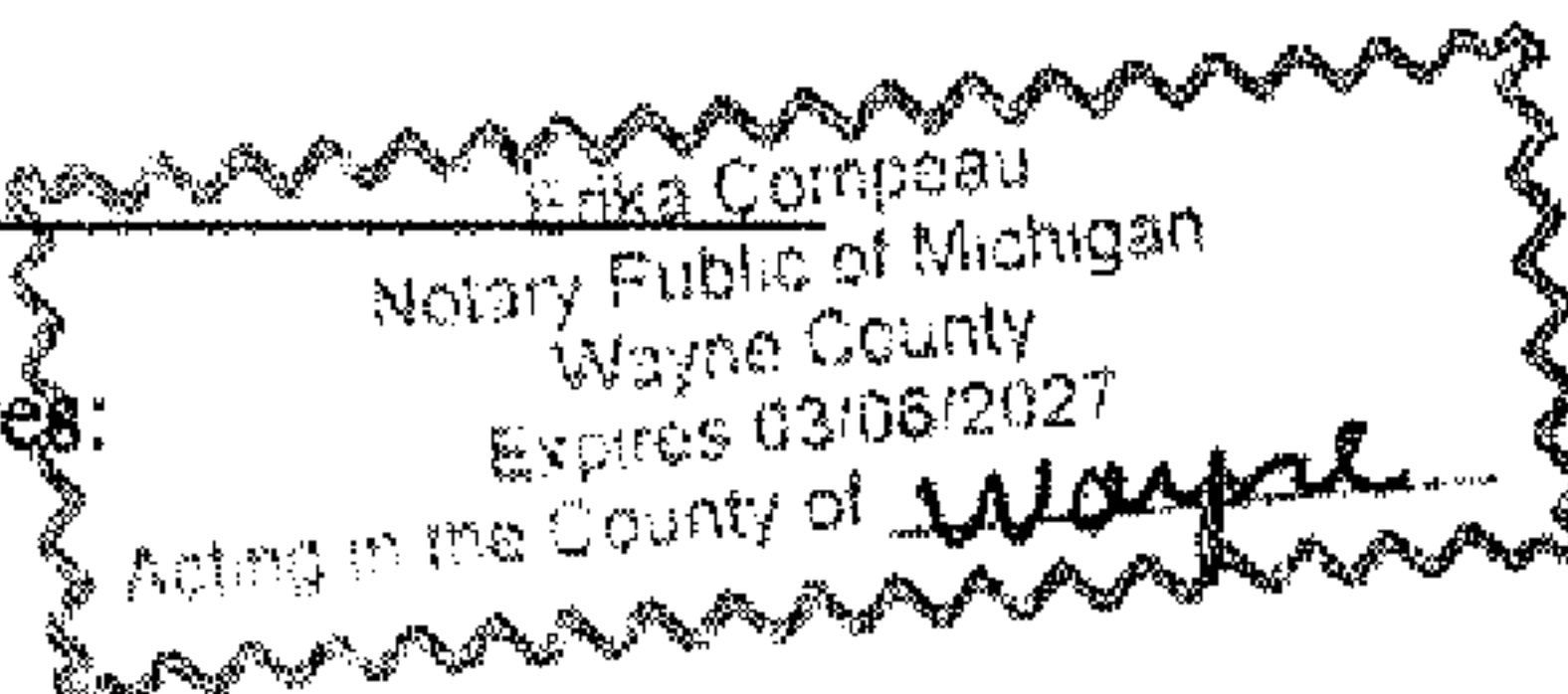


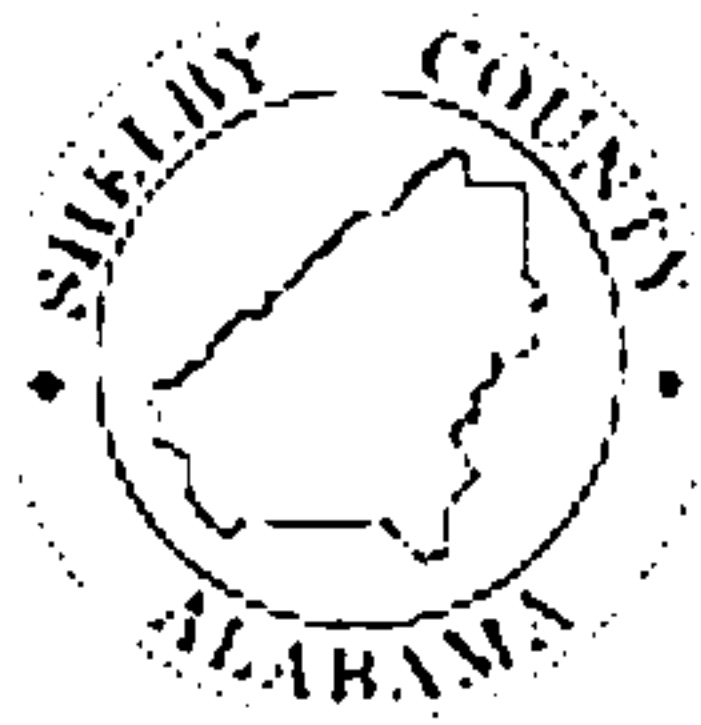
EXHIBIT A

Property 1:

Lot 1310, according to the Survey of Old Cahaba IV, as recorded in Map Book 33, Page 80, in the Probate Office of Shelby County, Alabama

AND

Lot 1310A, according to the Survey of Old Cahaba IV, First Addition and Second Addition, Phase 1 Lake Access, as recorded in Map Book 34, Page 104, 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
06/12/2023 11:35:34 AM
\$47.50 JOANN
20230612000175550

Alli S. Bayl