

Send Tax Notice to:  
Jonne H. Nguyen and Giau Thi Xuan  
Le  
3339 River Crest Dr S  
Helena, AL 35080

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

File: PEL-23-6848

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$332,500.00)** 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

1830 East Jefferson, Detroit, MI 48207

by **Jonne H. Nguyen and Giau Thi Xuan Le** (herein referred to as "Grantee," whether one or more), whose mailing address is

948 Rockingham Road, Birmingham, AL 35235

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3339 River Crest Dr S, 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.

**\$332,500.00 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 18 day of May, 2023

Woodbridge Opportunity Fund, Inc., a Michigan Corporation

By: William Dickson  
William Dickson, Authorized Agent

State of Alabama  
County of Shelby

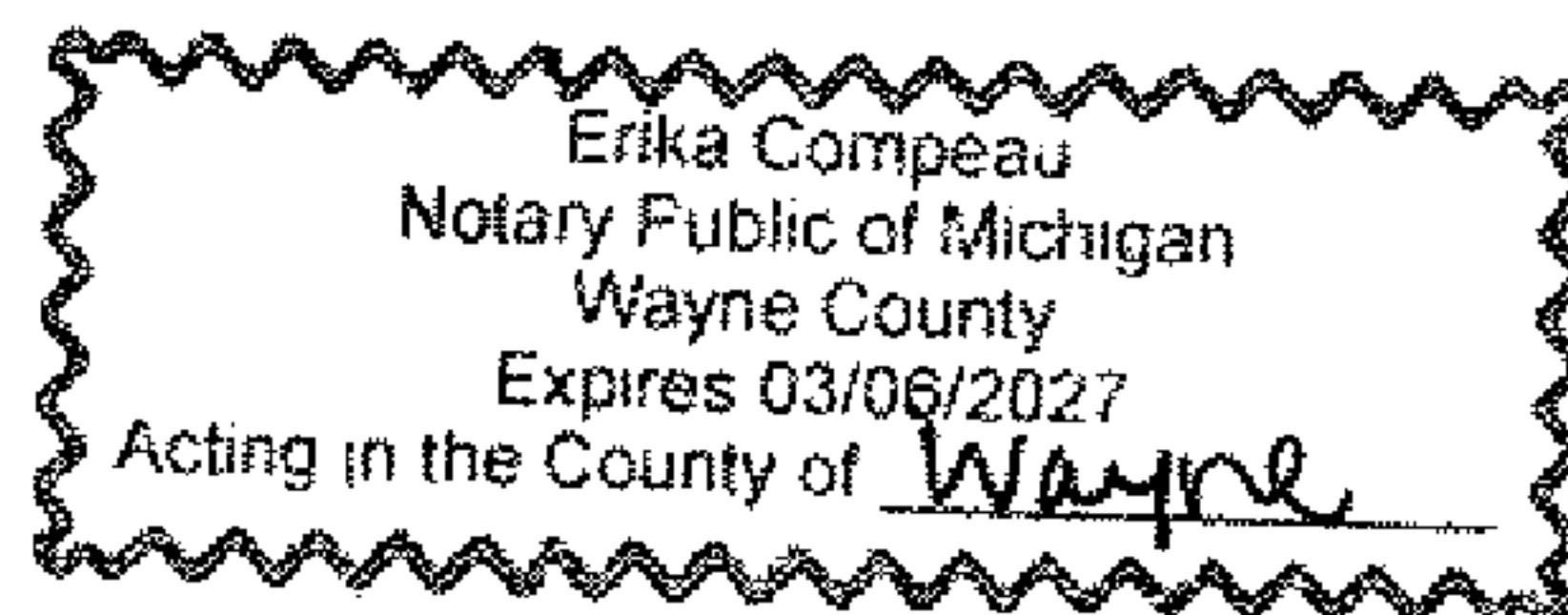
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Dickson, Authorized Agent**, whose name(s) as **Authorized Agent(s) of Woodbridge Opportunity Fund, Inc.**, a/an **Michigan** corporation, is signed to the foregoing conveyance, and who is known to 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.**, on the day the same bears date.

Given under my hand and official seal this 18 day of May, 2023.

Erika Compeau  
Notary Public

Printed Name

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 2056, Old Cahaba Phase V, 4th Addition, as recorded in Map Book 37, Page 136, 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**  
**06/13/2023 10:53:43 AM**  
**\$29.00 JOANN**  
**20230613000177120**

*Allen S. Bayl*