

Send tax notice to:  
Noppadol Sae-uang  
529 Talon Court  
Birmingham, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA

2024098T

SHELBYCOUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Estate of Susan S Earle, Deceased, Shelby County Probate Case PR-2023-001077,** whose mailing address is: 5012 MEADOWBROOK RD, B'HAM, AL 35242 (hereinafter referred to as Grantors) in hand paid by **Noppadol Sae-uang and Pimchanok Sae-uang** whose property address is: **529 Talon Court, Birmingham, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 260, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, page 67, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility services, and building setback lines as shown on recorded map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, page 67, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 345, Page 744, and Instrument 1995-01640.
4. Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773.
5. Articles recorded in Instrument #20071206000554370.
6. Reservation as shown in Map Book 19, page 67, regarding Sink Hole Prone Areas.
7. Conditions, covenants and restrictions as recorded in Instrument #1994-6783, and Instrument #2001-17640.

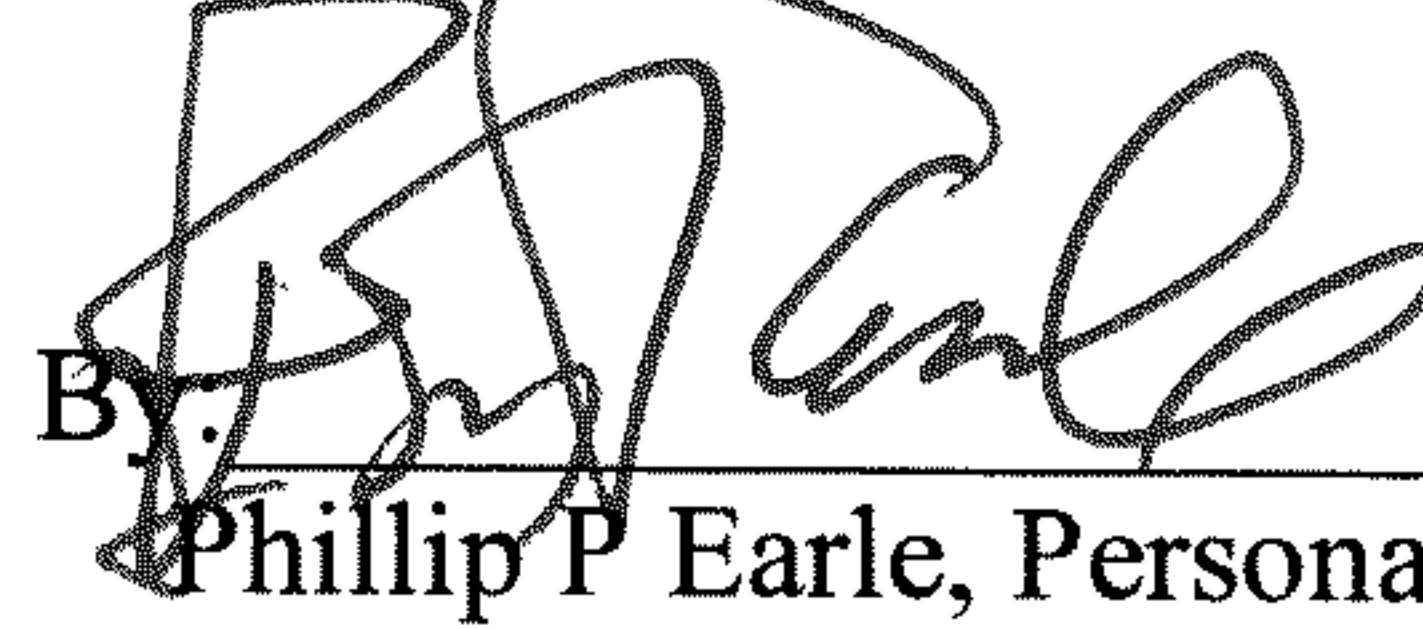
**\$310,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Phillip P Earle, Personal Representative of the Estate of Susan S Earle, Deceased, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 9<sup>th</sup> day of April, 2024.

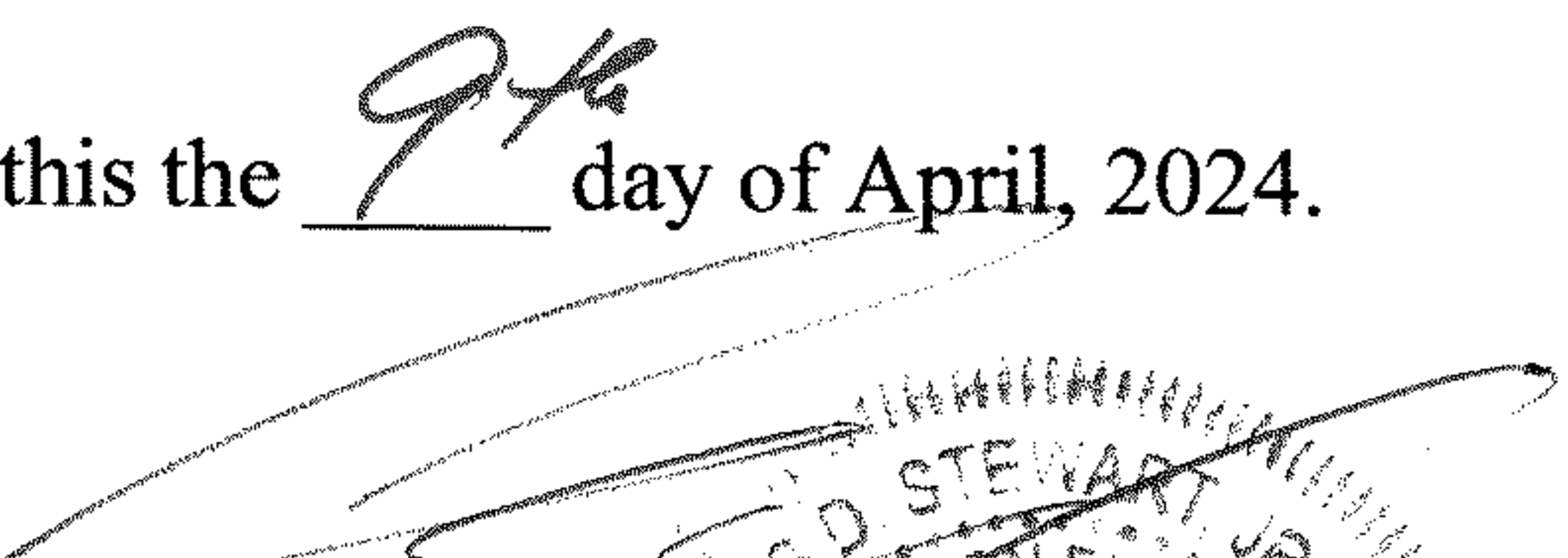
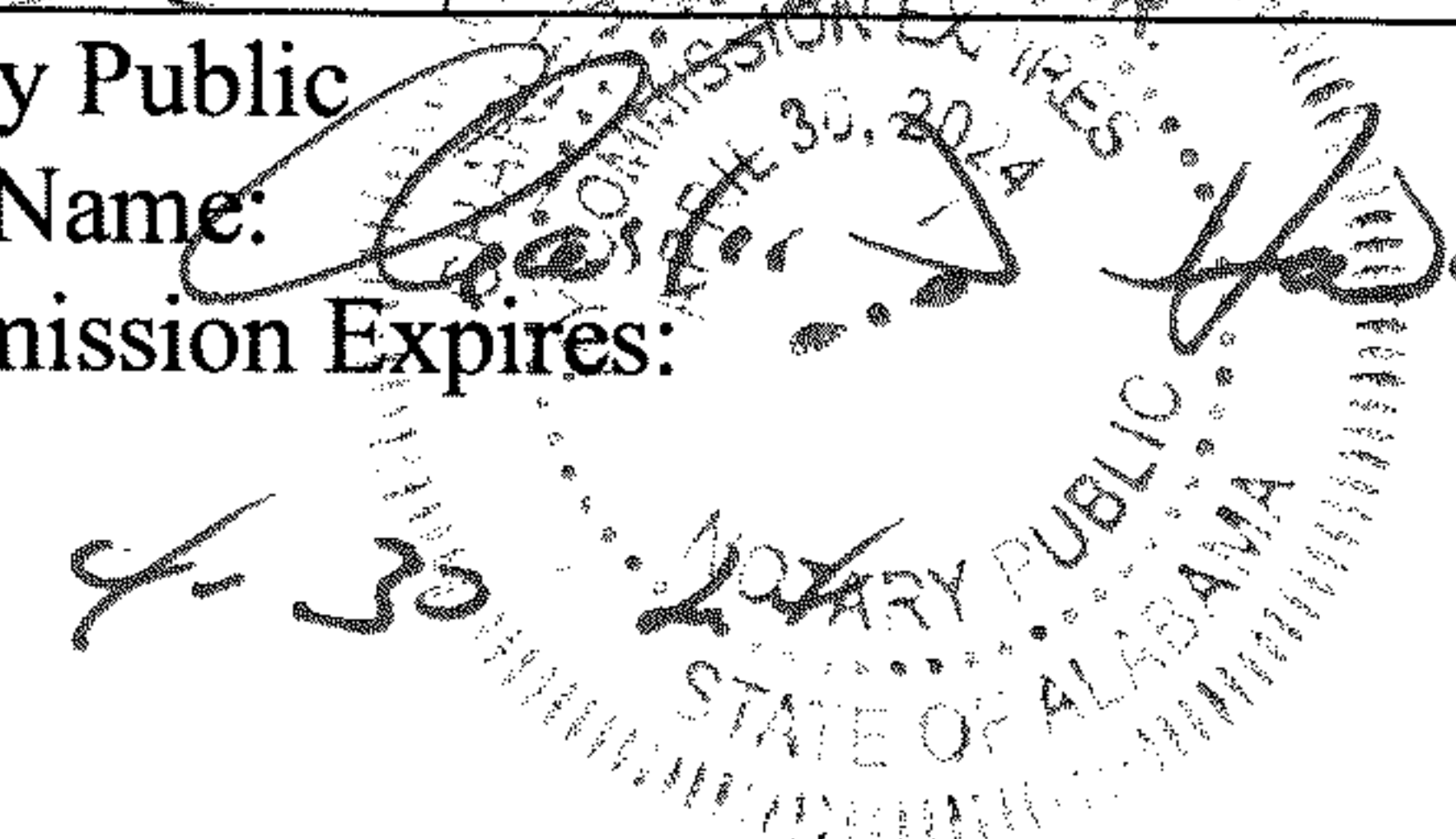
Estate of Susan S Earle

By:  Personal Representative  
Phillip P Earle, Personal Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip P Earle, whose names as Personal Representative of the Estate of Susan S Earle, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 9<sup>th</sup> day of April, 2024.

  
Notary Public  
Print Name: Charles D Stewart Jr  
Commission Expires: 4-30-24  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2024 11:25:44 AM  
\$59.50 BRITTANI  
20240410000102850

