

Send Tax Notice to:

John Taylor and Debra R. Taylor

153 Silverleaf Dr
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-3063

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$559,000.00) 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 Cuong D. Vu and Thuy Pham, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

518 Frisco Rd Pensacola, FL 32507

by John Taylor and Debra R. Taylor (herein referred to as "Grantee"), whose mailing address is

153 Silverleaf Dr Pelham, AL 35124

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 153 Silverleaf Drive, Pelham, AL 35124, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

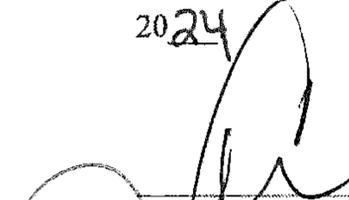
MINING AND MINERAL RIGHTS EXCEPTED.

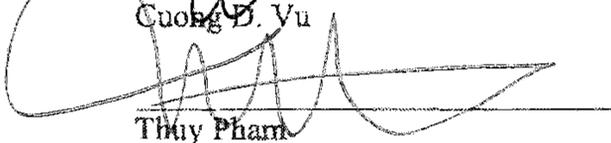
\$359,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 29 day of May, 2024



Cuong D. Vu


Thuy Pham

STATE OF Florida
COUNTY OF Escambia

I, the undersigned Notary Public in and for said County and State, hereby certify that Cuong D. Vu and Thuy Pham 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 29 day of May, 2024.



Notary Public
My Commission Expires: 3-11-26

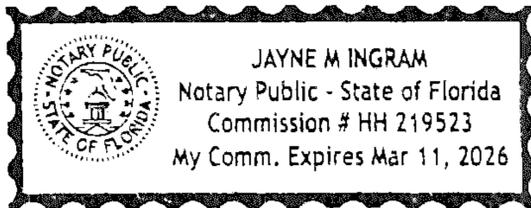


EXHIBIT A

Property 1:

Lot 46, according to the Survey of Silverleaf, Phase Two, as recorded in Map Book 24, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 11:41:27 AM
\$228.00 PAYGE
20240604000166080

Allie S. Bevil