

**SEND TAX NOTICE TO:**

Surirat Runcharoen Wadud and Aroosa Wadud  
129 Stratshire Lane  
Pelham, AL 35124

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND FIFTY AND 00/100 (\$255,050.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher Crumpton, as Personal Representative of the Estate of Wanda Sue Crumpton, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000568**, whose address is 12080 Old South Lane, McCalla, AL 35111 (hereinafter "Grantor", whether one or more), by **Surirat Runcharoen Wadud and Aroosa Wadud**, whose address is 129 Stratshire Lane, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Surirat Runcharoen Wadud and Aroosa Wadud, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 129 Stratshire Lane, Pelham, AL 35124 to-wit:**

**Lot 48, according to the Map of the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**

Surirat Runcharoen Wadud is also known as Surirat Wadud Runcharoen.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18<sup>th</sup> day of June, 2024.

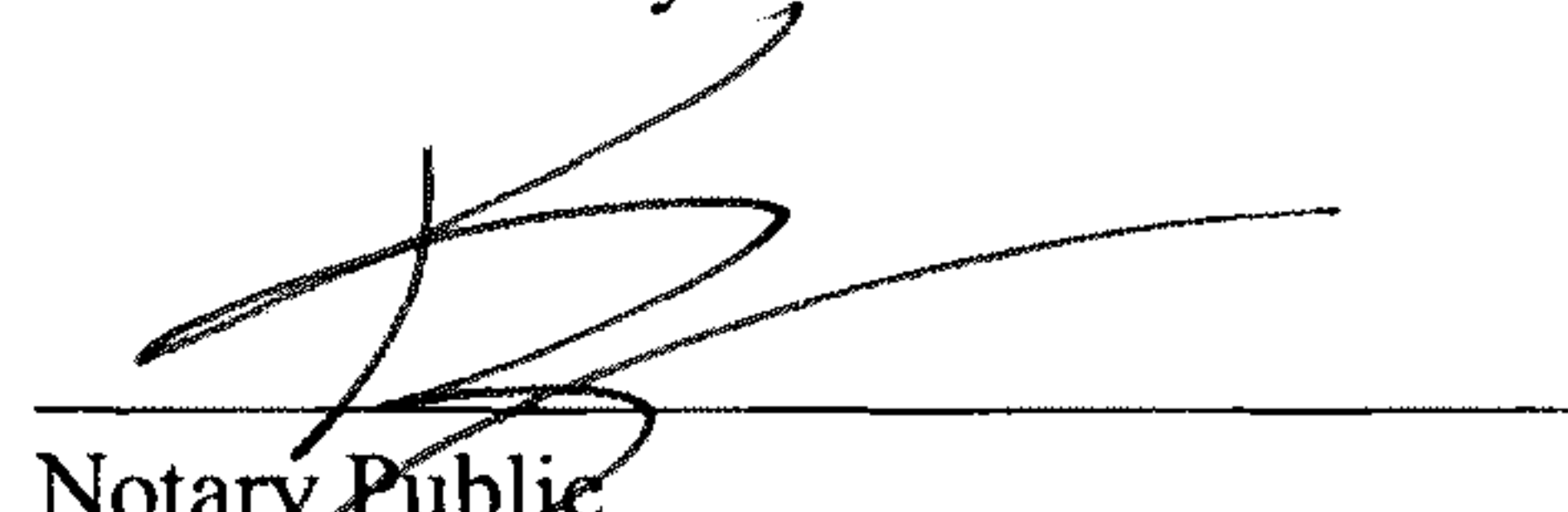


**Christopher Crumpton, as Personal Representative  
of the Estate of Wanda Sue Crumpton, deceased,  
Shelby County, Alabama, Probate Case No. PR-2023-000568**

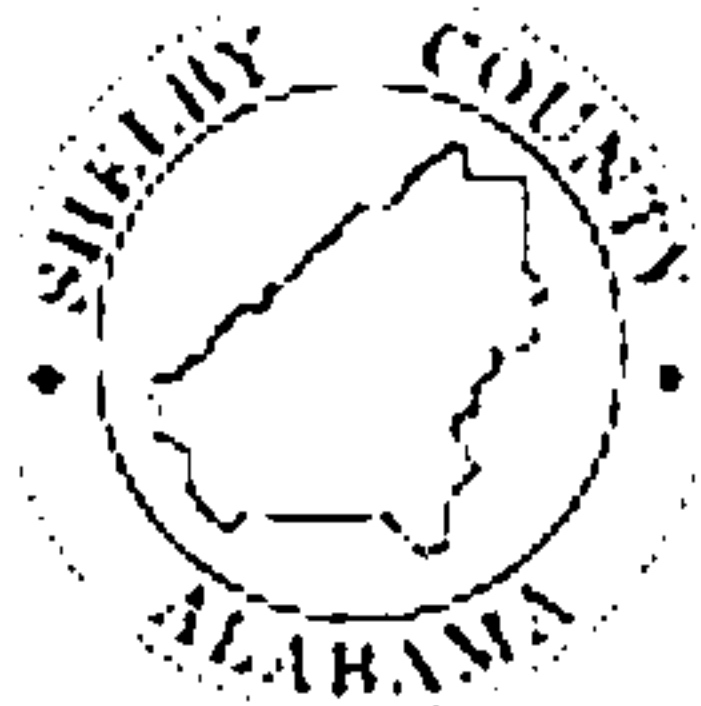
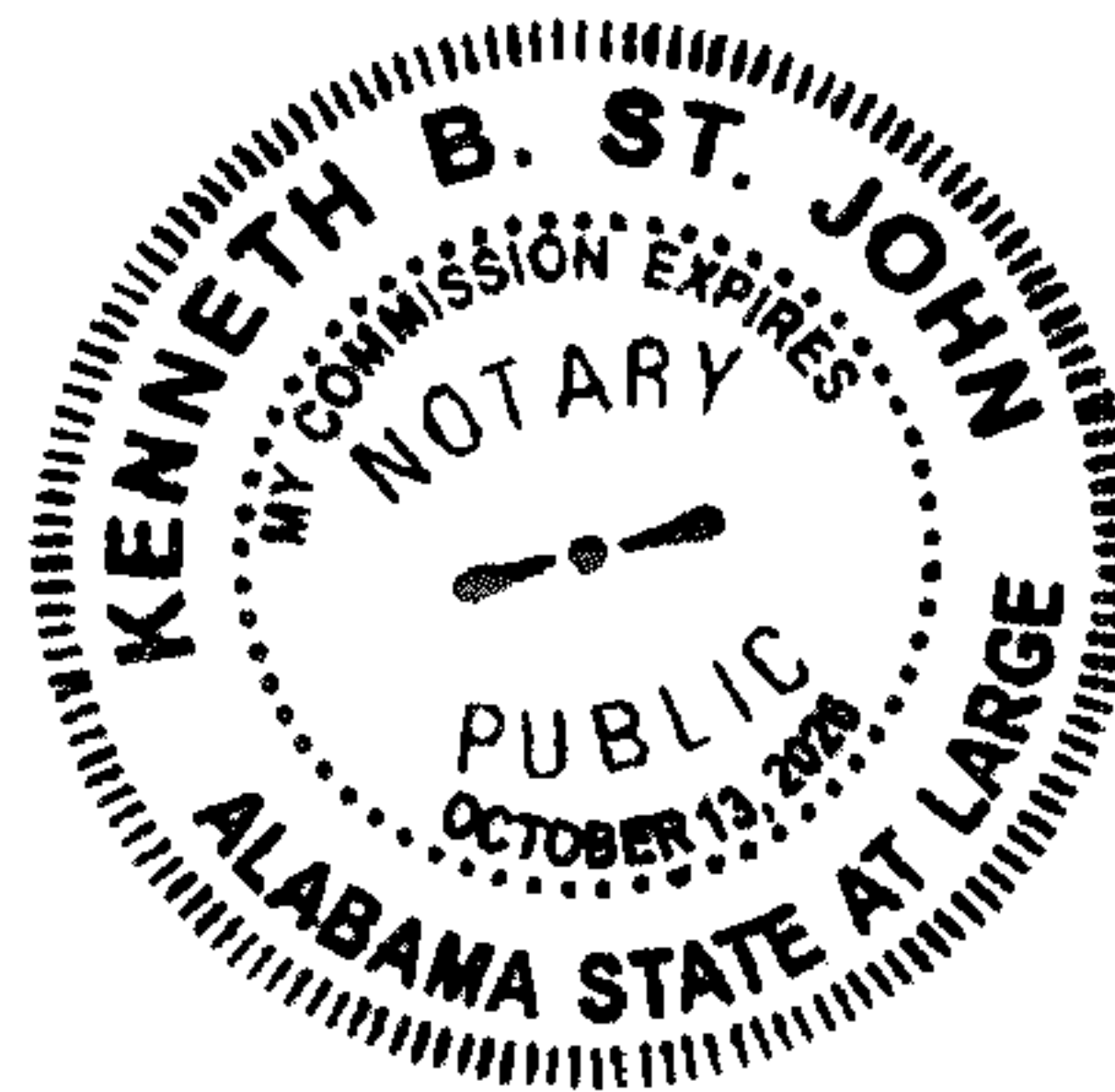
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Crumpton, whose name as Personal Representative of the Estate of Wanda Sue Crumpton, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000568, 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, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of June, 2024.



Notary Public  
Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/19/2024 10:32:22 AM  
\$281.50 PAYGE  
20240619000183880

*Alexis S. Bayl*