

Send Tax Notice to:
Loc Vo and Cuc Thi Hoang
1509 King James Drive
Alabaster, AL 35007

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

File: **PEL-24-4751**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) 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 **Llewellyn M. Paulson and Janiece Beinke, a married couple, and Llewellyn Lee Paulson, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2385 Dolly Ridge Rd., Apt 207 West, Vestavia, AL 35243

by **Loc V. Vo and Cuc Hoang and Thi Truong and Diet Hoang (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1509 King James Drive, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1509 King James Drive, Alabaster, AL 35007**, 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.

\$235,653.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of Llewellyn Lee Paulson, nor that of his spouse, neither is it contiguous thereto.

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 16 day of August, 2024.

Llewellyn M. Paulson
Llewellyn M. Paulson

Janiece Beinke
Janiece Beinke

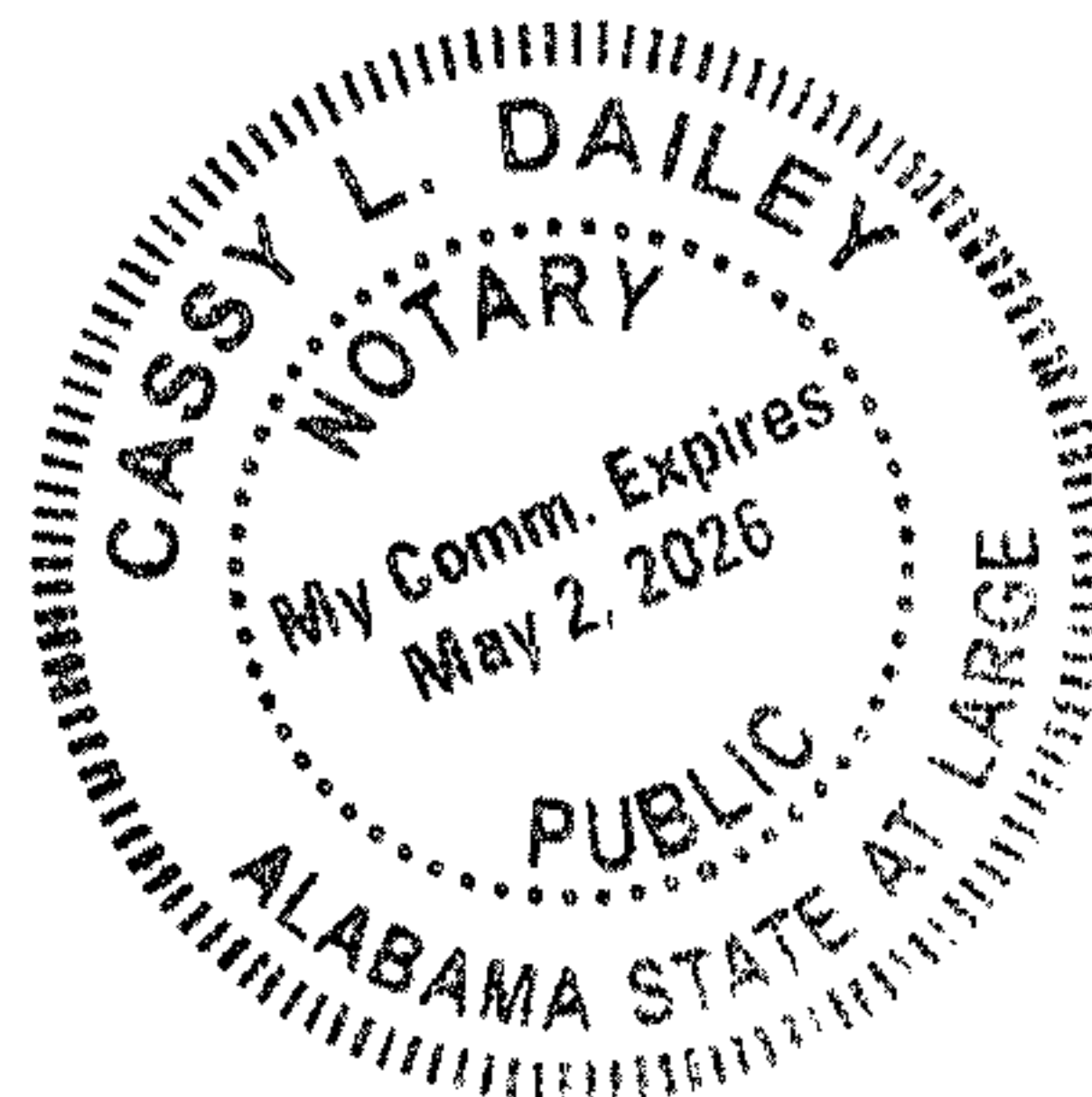
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Llewellyn M. Paulson and Janiece Beinke, 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 16 day of July, 2024.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026



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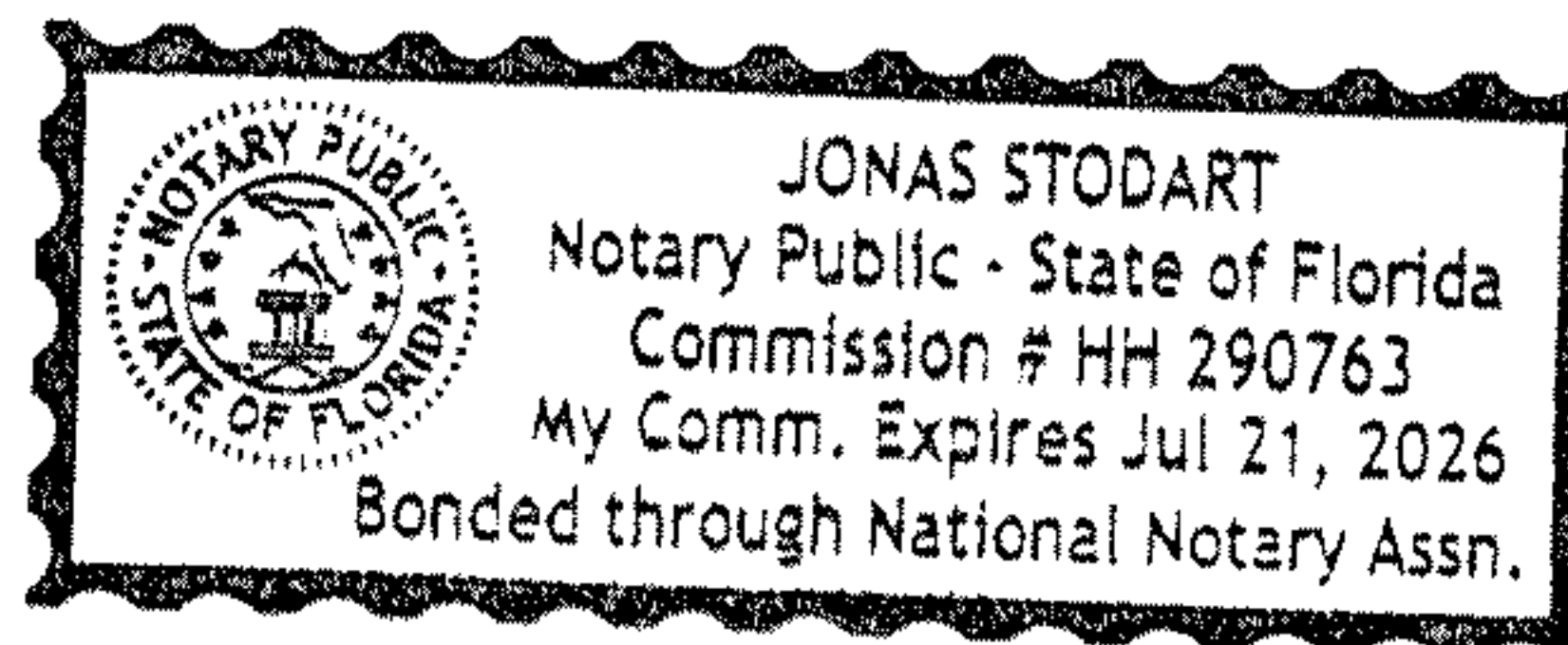
Llewellyn Lee Paulson
Llewellyn Lee Paulson

STATE OF Florida
COUNTY OF Manatee

I, the undersigned Notary Public in and for said County and State, hereby certify that Llewellyn Lee Paulson, 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 1 day of July, 2024.

Jonas Stodart
Notary Public
My Commission Expires: July 21, 2026

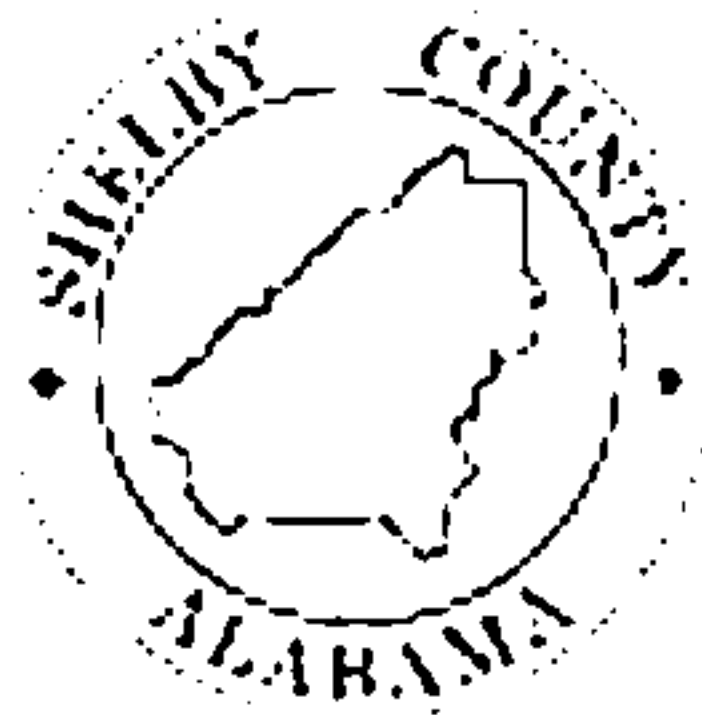


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EXHIBIT A

Property 1:

Lot 11, in Block 1, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, 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
08/19/2024 11:55:16 AM
\$37.50 CHARITY
20240819000258410

Allen S. Bayl