

Send tax notice to:
Toan Nguyen
136 Brook Highland Cove
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
Shelby COUNTY

2024377

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$317,500.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Gregory Bruce Robertson as Personal Representative of the Estate of Margo Arlene Robertson a/k/a Margo A Robertson, deceased, Shelby County Probate Case No. PR-2024-000497** whose mailing address is: 674 Heritage Park Lane Hoover, AL 35226 (hereinafter referred to as Grantors) in hand paid by **Toan Nguyen and Thanh Truc Thi Dinh** whose property address is: **136 Brook Highland Cove, 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 19, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of The Village at Brook Highland, as recorded in Map Book 24, page 93, in the Probate Office of Shelby County, Alabama.
3. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to subject property as shown in Map Book 24, Page 93.
4. Right of way to Alabama Power Company as recorded in Book 220, Page 521, and in Book 220, Page 532.
5. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument recorded in Book 125, Page 249, and in Book 1999, Page 18.
6. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions recorded in Book 307, Page 950, and in Inst# 1998-10373.
7. Declaration of Protective Covenants for the "Watershed Property" being recorded in Book 194, Page 54. Drainage Agreement recorded in Book 194, Page 54, and in Book 125, Page 238.
8. Easement for sanitary sewer lines and water liens in favor of the Water Works and Sewer Board of the City of Birmingham recorded in Book 194, page 1.
9. Deed and Bill of Sale to the Water Works and Sewer Board of the City of Birmingham, Alabama, as recorded in Book 194, Page 43.
10. Covenants, Conditions and Restrictions recorded in Book 220, Page 339; in Instrument #1992-14567; and in Inst# 1993-32511.
11. Agreement concerning Electric Service to NCNB National Bank of North Carolina as Trustee and Brook Highland recorded in Book 306, Page 119.
12. Easement to Alabama Power Company as recorded in Instrument #2000-23203.

\$254,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

George Bruce Robertson, the other grantee in deed recorded in Instrument #2003010300000386, having died on or about December 10, 2012.

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, Estate of Margo Arlene Robertson by Gregory Bruce Robertson, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15 day of November, 2024.

Estate of Margo Arlene Robertson



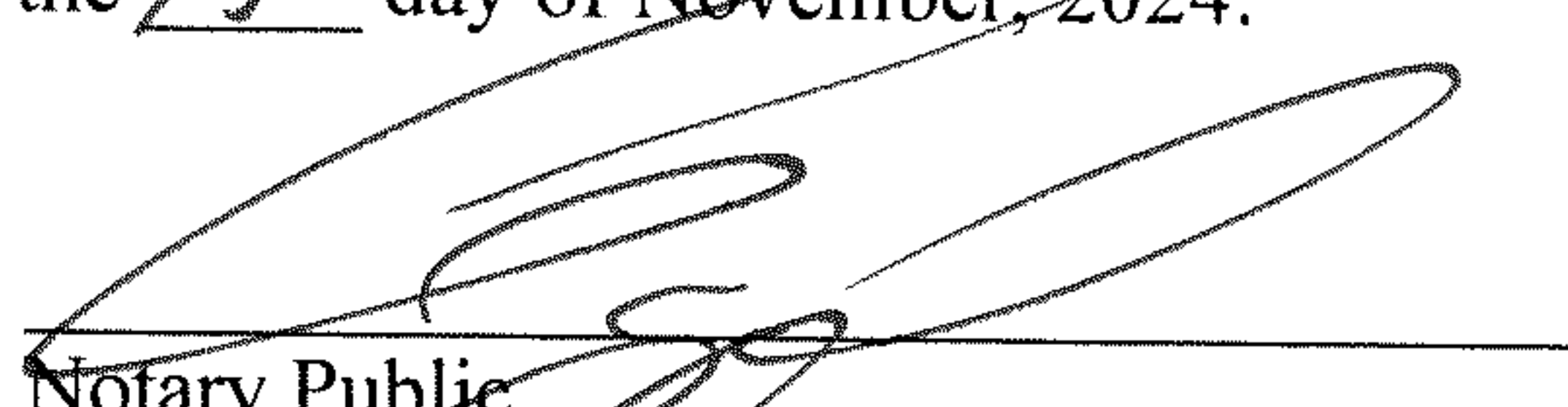
By: Gregory Bruce Robertson

Its: 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 Gregory Bruce Robertson, whose names as Personal Representative of the Estate of Margo Arlene Robertson, 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 of the Estate of Margo Arlene Robertson, 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 15 day of November, 2024.



Notary Public

Print Name:

Commission Expires:

4.30.28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2024 01:27:42 PM
\$88.50 DANIEL
20241119000358880

Allen S. Bayl