

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Loan Ngoc Thanh Banh
241 Chesser Loop Rd.
Chelsea, AL 35043

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$284,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RHONDA DOSS, an unmarried woman; and JONATHAN LEOPARD, a married man** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **LOAN NGOC THANH BANH** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$227,200.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage closing simultaneously herewith.

Subject property is not the homestead of the Grantor, Jonathan Leopard, or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his/her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, RHONDA DOSS, has hereunto set her hand and seal
this the 20th day of November, 2024.

Rhonda Doss
RHONDA DOSS

STATE OF ALABAMA)
COUNTY OF Greene)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
RHONDA DOSS, whose name 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 instrument, she
executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of
November, 2024.

Elizabeth McKinley
NOTARY PUBLIC
My commission expires: 12-23-24

IN WITNESS WHEREOF, said Grantor, JONATHAN LEOPARD, has hereunto set his hand and seal this the 20th day of November, 2024.



JONATHAN LEOPARD

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JONATHAN LEOPARD**, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of November, 2024.



NOTARY PUBLIC
My commission expires:

My Commission Expires
June 1, 2025

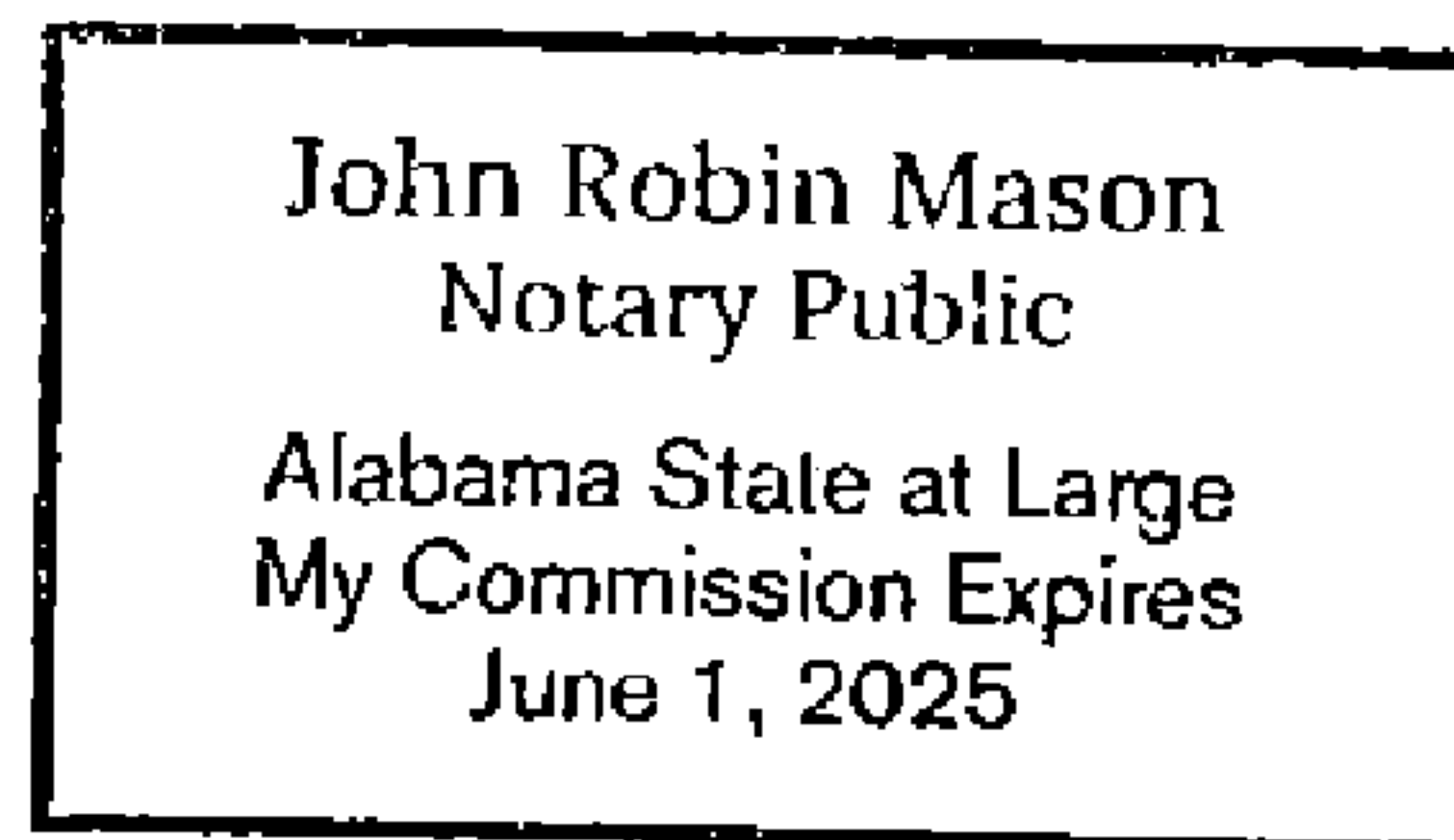


Exhibit A

Legal Description

Lot 142, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, at Page 49, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages of Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040511000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **RHONDA DOSS and JONATHAN
LEOPARD**Grantee's Name **LOAN NGOC THANH BANH**Mailing Address **142 CHESSER LOOP ROAD
CHELSEA, AL 35043**Mailing Address **241 CHESSER LOOP ROAD
CHELSEA, AL 35043**Property Address **142 CHESSER LOOP ROAD
CHELSEA, AL 35043**Date of Sale **November 21, 2024**Total Purchase Price **\$284,000.00**

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

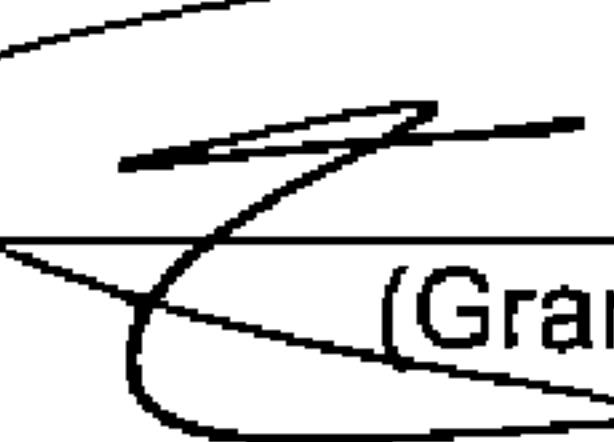
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **November 21, 2024**Print **Malcolm S. McLeod**☐ Unattested

Sign  (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2024 08:07:48 AM
 \$91.00 DANIEL
 20241122000362250

File 240627



Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl