

Send Tax Notice to:
Loc Vo, Van Chau Ho, and Thi Hue
Mai
3111 Simms Landing
Pelham, AL 35124

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

File: PEL-25-4348

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00) 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 **Laura E. Smith, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

27134 Nostalgia Drive, Leesburg, FL 34748

by **Loc Vo, Van Chau Ho, and Thi Hue Mai (herein referred to as "Grantee," whether one or more)**, whose mailing address is

3111 Simms Landing, Pelham, AL 35124

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 **4023 Simms Trail, 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, 2025 AND THEREAFTER.

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

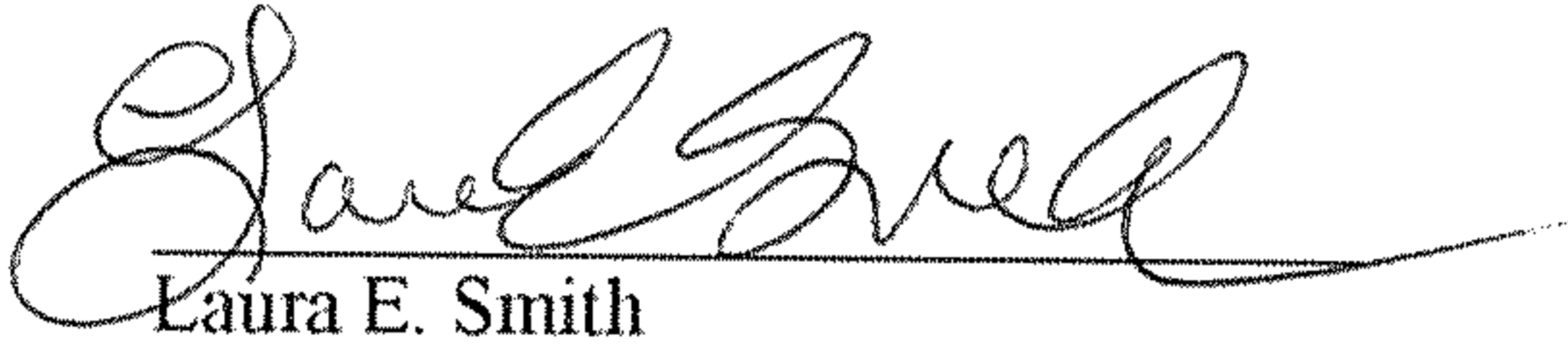
MINING AND MINERAL RIGHTS EXCEPTED.

\$336,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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.

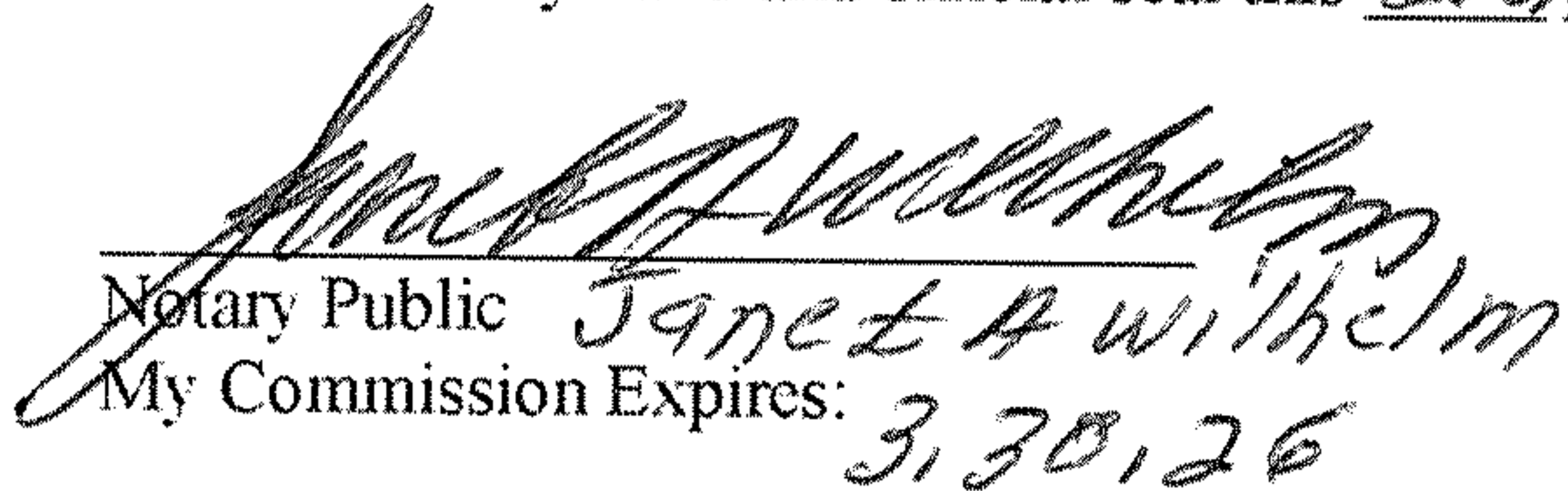
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26 day of May, 2025.

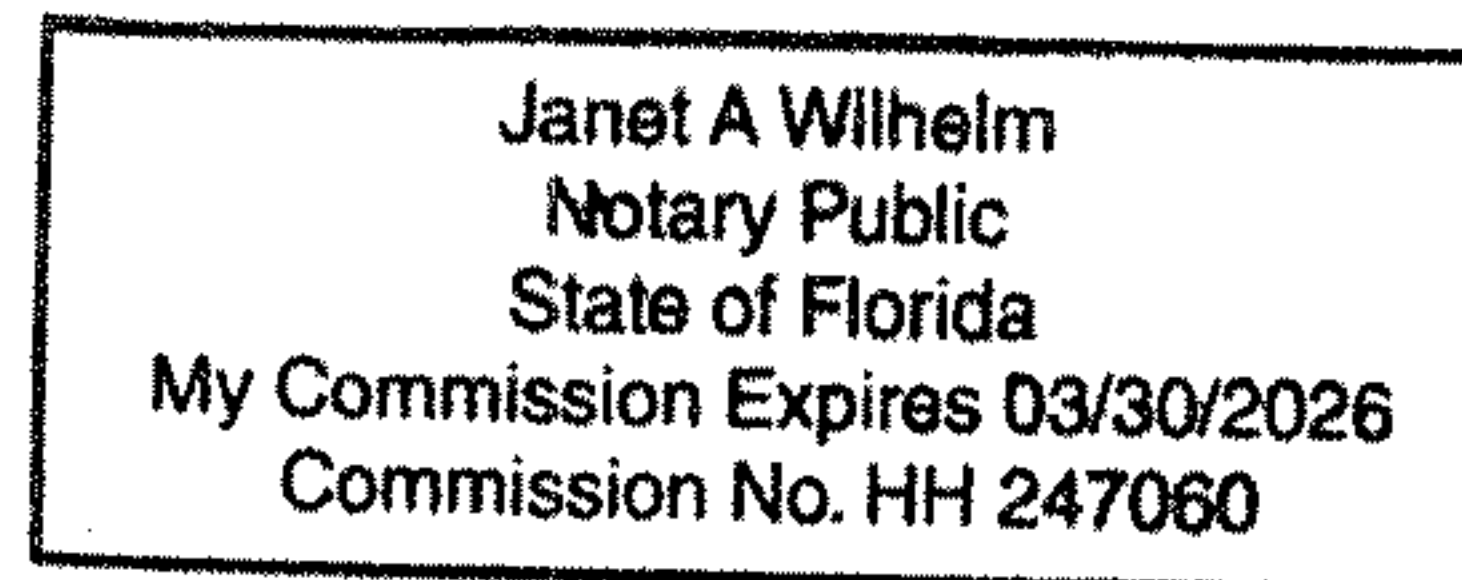

Laura E. Smith

STATE OF Florida
COUNTY OF Lake

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura E. Smith 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 26th day of May, 2025.


Notary Public Janet A Wilhelm
My Commission Expires: 3.30.26

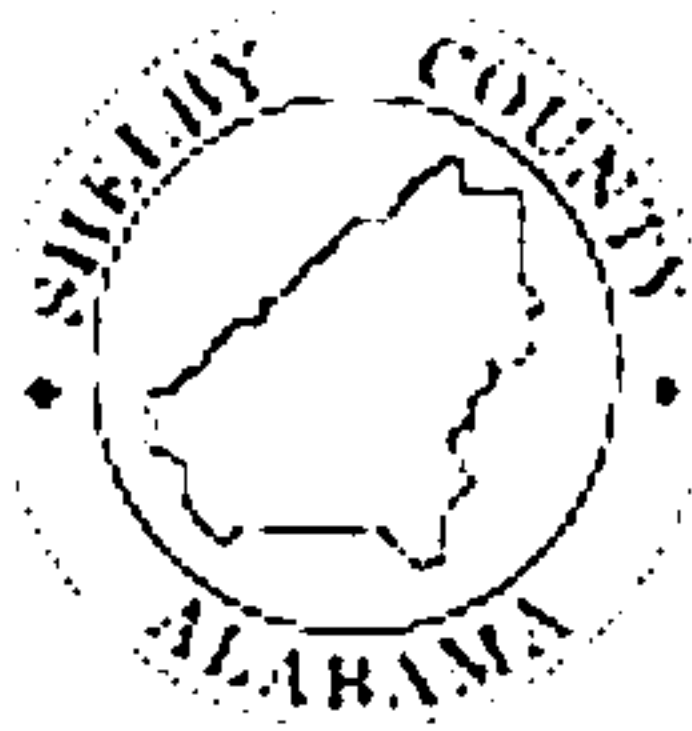


☒ Physical Presence or
☒ Online Notarization or
☒ Produced Identification
Type of
Identification FLDL

EXHIBIT A

Property 1:

Lot 150, according to the Survey of Simms Landing, Phase I, as recorded in Map Book 52, Page 69, 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
06/02/2025 03:38:46 PM
\$114.00 KELSEY
20250602000167960

Allie S. Bevil