

SEND TAX NOTICE TO:
Benchmark Homebuyers, LLC
6480 Winslow Parc Lane
Trussville, AL 35173

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 NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hung Van Huynh and Dianna K. Hoang, a married couple**, whose address is 604 Narrows Point Dr, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Benchmark Homebuyers, LLC, an Alabama Limited Liability Company**, whose address is 6480 Winslow Parc Lane, Trussville, AL 35173, (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 **Benchmark Homebuyers, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2229 Old Cahaba Place, Helena, AL 35080 to-wit:**


Lot 425, according to the survey of amended map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, in the Probate Office of Shelby County, Alabama.


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.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, 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 26th day of June, 2025.



Hung Van Huynh

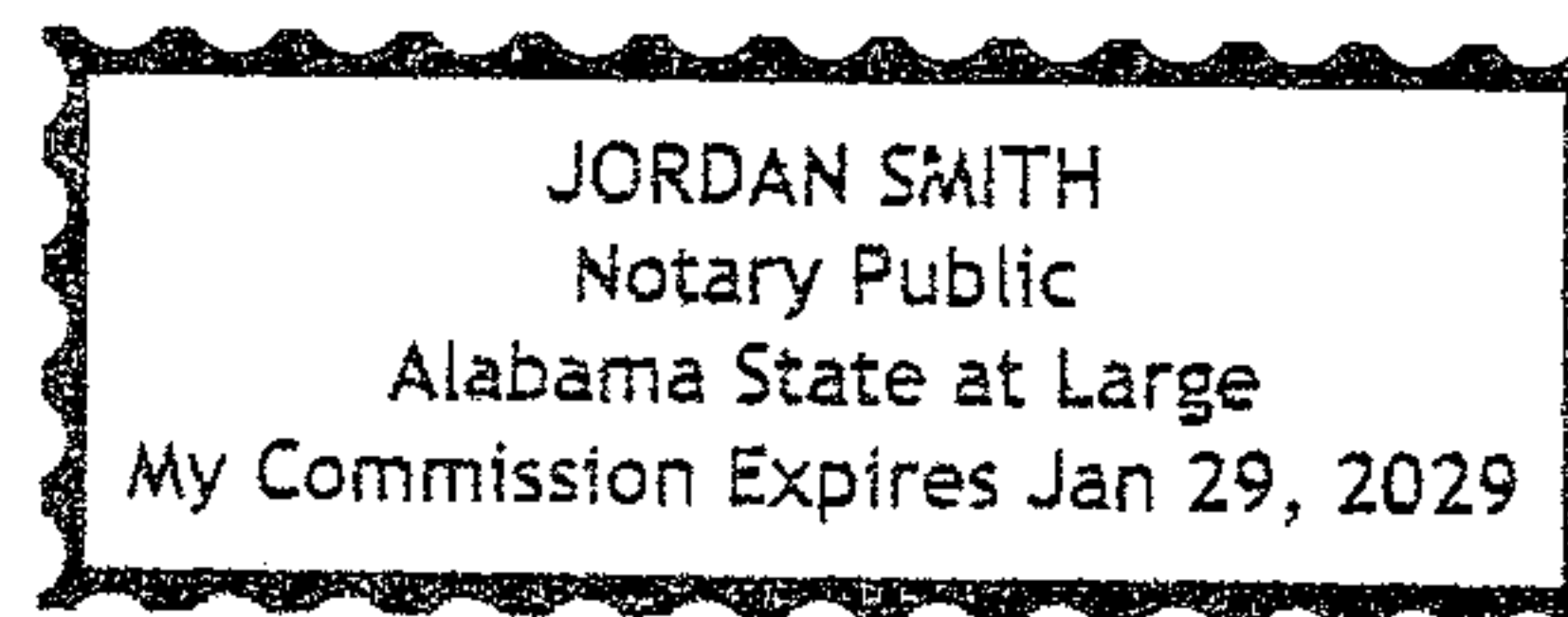

Dianna K. Hoang

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hung Van Huynh and Dianna K Hoang 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 June, 2025.


Notary Public
My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2025 01:26:17 PM
\$315.00 JOANN
20250709000207140

