

Send tax notice to:
Thanh Huynh
5171 Redfern Way
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025285

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kay J Medina as Trustee of the Medina Living Trust dated June 21, 2024** whose mailing address is: 308 Hickory Valley, Florence, AL 35630 (hereinafter referred to as "Grantor") by **Thanh Huynh and Thi Tran and Dac Huynh** whose property address is: **5171 Redfern Way, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150, 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 due and payable until October 1, 2025.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 8, page 150, Shelby County Records.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 353, page 975, in the Probate Office of Shelby County, Alabama.
4. Agreement for Underground Residential Distribution with Alabama Power Company recorded in Misc. Volume 54, page 166, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants Restrictions for Meadow Brook as recorded in Misc Volume 52, page 542, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 127, page 140, in the Probate Office of Shelby County, Alabama.
7. Restrictive Covenants in regards to Alabama Power Company Easement as recorded in Misc. Volume 54, page 170, in the Probate Office of Shelby County, Alabama.
8. Powers and Provisions set out in Certificate of Incorporation of Meadowbrook Homeowner's Association as recorded in Misc Book 28, page 183, refiled in Misc Book 28, page 279, and operating agreement therewith, in the Probate Office of Shelby County, Alabama.

\$343,406.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Medina Living Trust., by Kay J Medina, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22 day of August, 2025.

Medina Living Trust

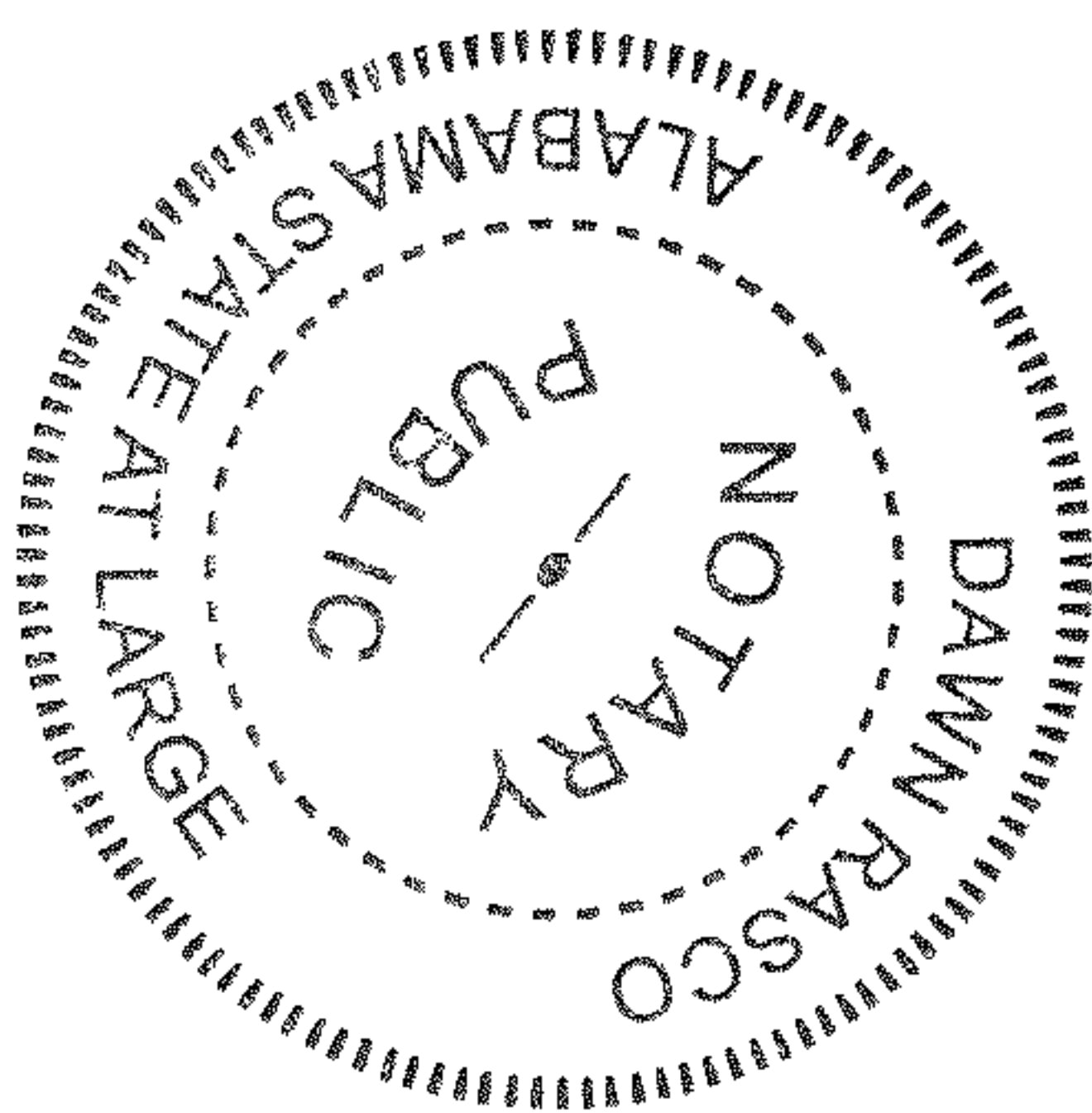
Kay J. Medina
 BY: Kay J Medina
 ITS: Trustee

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay J Medina, whose name as Trustee of the Medina Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 22 day of August, 2025.

Dawn Rasco
 Notary Public
 Print Name: Dawn Rasco
 Commission Expires: 3/23/2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2025 10:32:33 AM
 \$58.00 PAYGE
 20250829000266840

Alex S. Bayl