

**This instrument was prepared by:**  
Matthew Kidd  
Kidd and Company, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Somchai Aroonsakulwongse &  
3084 Brookhill Dr  
Birmingham, AL 35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **SIX HUNDRED TEN THOUSAND AND 00/100 DOLLARS (610,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Susan Scott Nowak, as Personal Representative of the Estate of Mary Kay Kelley, deceased, Shelby County Probate Case #PR-2025-002543**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Somchai Aroonsakulwongse and Pranchit Aroonsakulwongse**

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**Lot 50, according to the Survey of Meadowbrook 17th Sector, as recorded in Map Book 9, Page 158 A & B, in the Probate Office of Shelby County, Alabama.**

**\$488,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of January, 2026.

**Estate of Mary Kay Kelley, deceased, Shelby County  
Probate Case #PR-2025-002543**

*Susan Scott Nowak, Personal Representative*  
**Susan Scott Nowak, 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 **Susan Scott Nowak, Personal Representative of the Estate of Mary Kay Kelley, deceased, Shelby County Probate Case #PR-2025-002543**, 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 conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 15th day of January, 2026.

*Adrienne Gwen Foster*  
Notary Public

My Commission Expires: 4/28/29



