

**SEND TAX NOTICES TO:**

**NYG ENTERPRISE LLC**

422 Sterling Park Circle

Alabaster, Alabama 35007

**STATUTORY WARRANTY DEED**



20121130000459270 1/5 \$239.00  
Shelby Cnty Judge of Probate: AL  
11/30/2012 01:48:18 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$430,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **FIRST UNITED SECURITY BANK** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **NYG ENTERPRISE LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 20<sup>th</sup> day of November, 2012.

**FIRST UNITED SECURITY BANK**

By: *Dan McArthur*  
Print Name: Dan McArthur  
Title: SVP

Shelby County, AL 11/30/2012  
State of Alabama  
Deed Tax: \$215.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan McArthur, whose name as SVP of FIRST UNITED SECURITY BANK, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 20<sup>th</sup> day of November, 2012.

Wendy Nicole Hardegree  
NOTARY PUBLIC  
My Commission Expires: 7/2/14

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

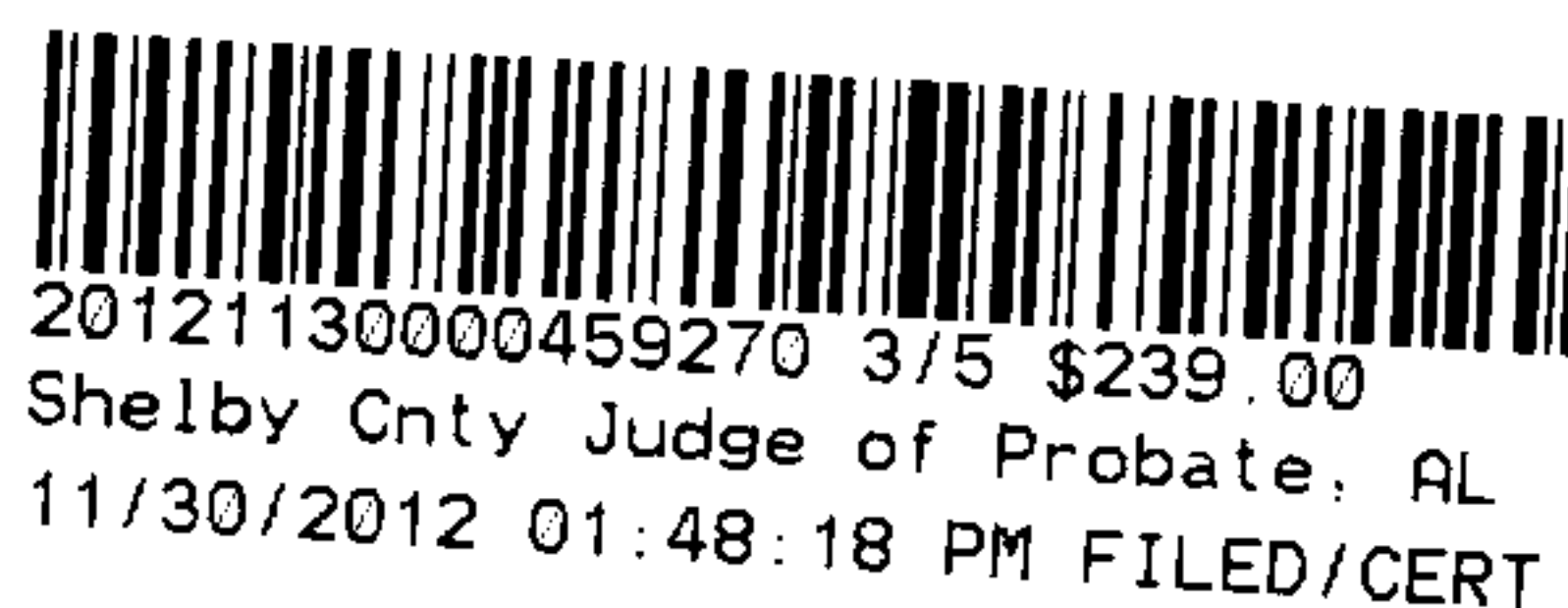
Wendy N. Hardegree  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600



## **EXHIBIT "A"**

Lot 1, according to a Final Plat of Creekview Commercial Park, as recorded in Map Book 33, Page 127, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2012, a lien but not yet payable; ii) Right of Way granted to Shelby County by instrument recorded in Deed Book 135, Page 399, in the Probate Office of Shelby County, Alabama; iii) Easements to Colonial Pipeline as shown by instrument recorded in Deed Book 224, Page 983 and Deed Book 311, Page 468 in said Probate Office; iv) Easement to City of Pelham as shown by instrument recorded in Instrument No. 1999-18769 in said Probate Office; v) Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions; vi) Easement for utilities as recorded in Instrument No. 1994-16910 and corrected by instrument recorded in Instrument No. 2000-25969 in said Probate Office; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.





## REAL ESTATE SALES VALIDATION FORM

*[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]*

Grantor's Name:	<u>FIRST UNITED SECURITY BANK</u>	Grantee's Name:	<u>NYG ENTERPRISE LLC</u>
Mailing Address:	<u>P.O. Box 249</u>	Mailing Address:	<u>422 Sterling Park Circle</u>
	<u>Thomasville, AL 36784</u>		<u>Alabaster, AL 35007</u>
Property Address:	<u>3221 Highway 52 West</u>	Date of Sale:	<u>November 28, 2012</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price:	<u>\$430,000.00</u>
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Closing Statement		

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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]



20121130000459270 4/5 \$239.00  
Shelby Cnty Judge of Probate, AL  
11/30/2012 01:48:18 PM FILED/CERT

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 § 40-22-1(h).

Date: \_\_\_\_\_

_____ Unattested	_____ (verified by)
------------------	---------------------

**FIRST UNITED SECURITY BANK**  
(Grantor)



20121130000459270 5/5 \$239.00  
Shelby Cnty Judge of Probate, AL  
11/30/2012 01:48:18 PM FILED/CERT

By: *Dan McArthur*  
Print Name: Dan McArthur  
Title: SVP

**NYG ENTERPRISE LLC**, an Alabama limited liability company  
(Grantee)

By: *Thi Huu Nguyen*  
Print Name: Thi Huu Nguyen  
Title: Manager

By: *Xuan Thi Truong*  
Print Name: Xuan Thi Truong  
Title: Manager

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan McArthur whose name as SVP of FIRST UNITED SECURITY BANK, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 28<sup>th</sup> day of November, 2012.

*Wendy Nicole Handgree*  
NOTARY PUBLIC  
My Commission Expires: 7/2/14

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thi Huu Nguyen and Xuan Thi Truong whose names as Managers of NYG ENTERPRISE LLC, an Alabama limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such Managers, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 28<sup>th</sup> day of November, 2012.

*Wendy Nicole Handgree*  
NOTARY PUBLIC  
My Commission Expires: 7/2/14