

Shelby County, AL 02/01/2013
State of Alabama
Deed Tax: \$40.50

20130201000044210 1/3 \$58.50
Shelby Cnty Judge of Probate, AL
02/01/2013 11:55:50 AM FILED/CERT

13-0008

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Forty Thousand Five Hundred Dollars (\$40,500.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we **Ginger Harwell, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hoang Le and Tien Nhan Ly** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

The grantor constitutes the subject property is not her homestead or that of her spouse.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee(s), his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their 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

30th day of January, 2013.

Ginger Harwell (Seal)
Ginger Harwell

STATE OF ALABAMA
COUNTY OF JEFFERSON

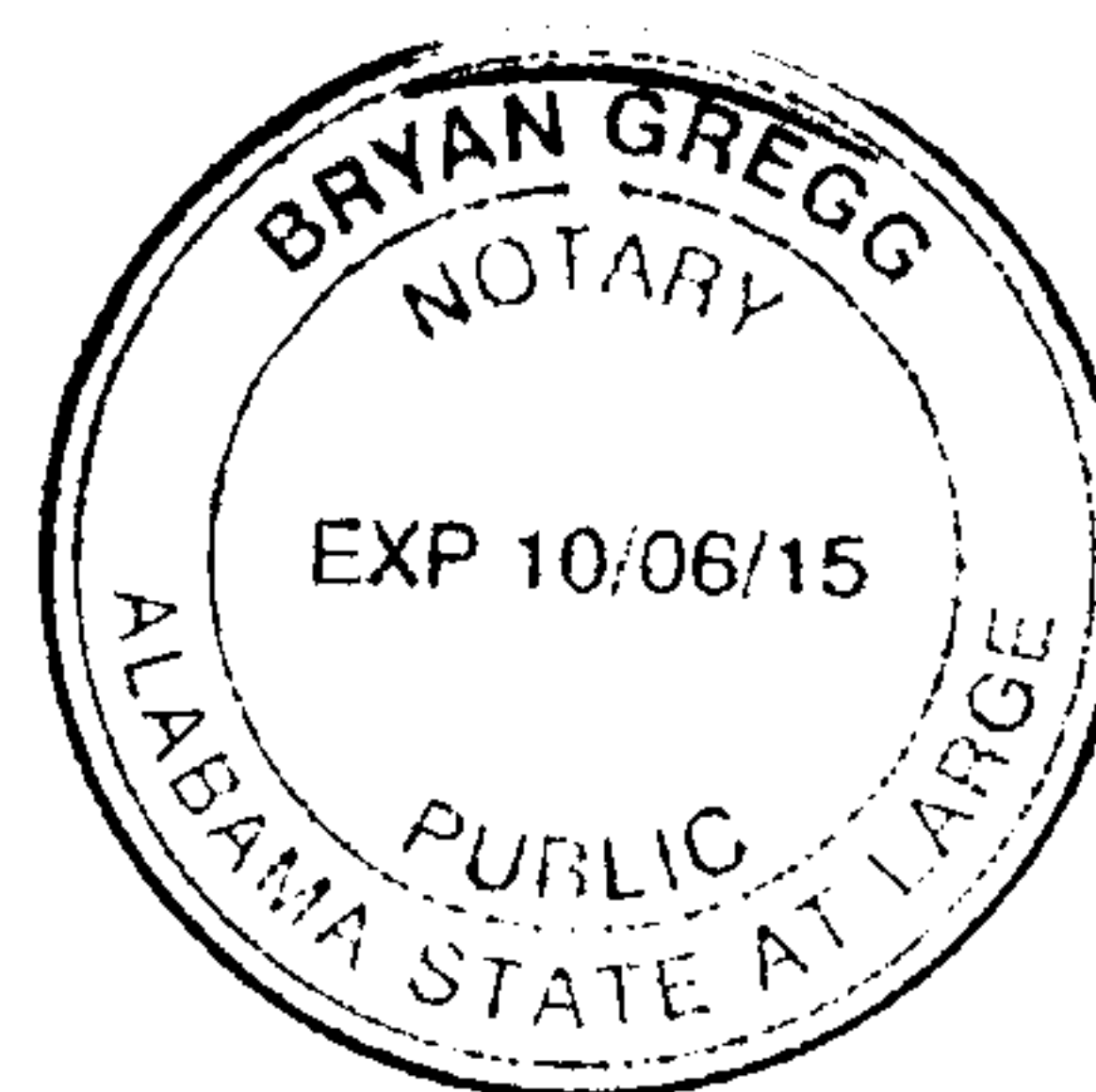
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Ginger Harwell**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of January, 2013.

BS
Notary Public
My Commission Expires: 10-6-2015

Send Tax Notice To & This Instrument Prepared By:
Hoang Le and Tien Nhan Ly

455 Highway 77 South
Columbiana, AL 35051



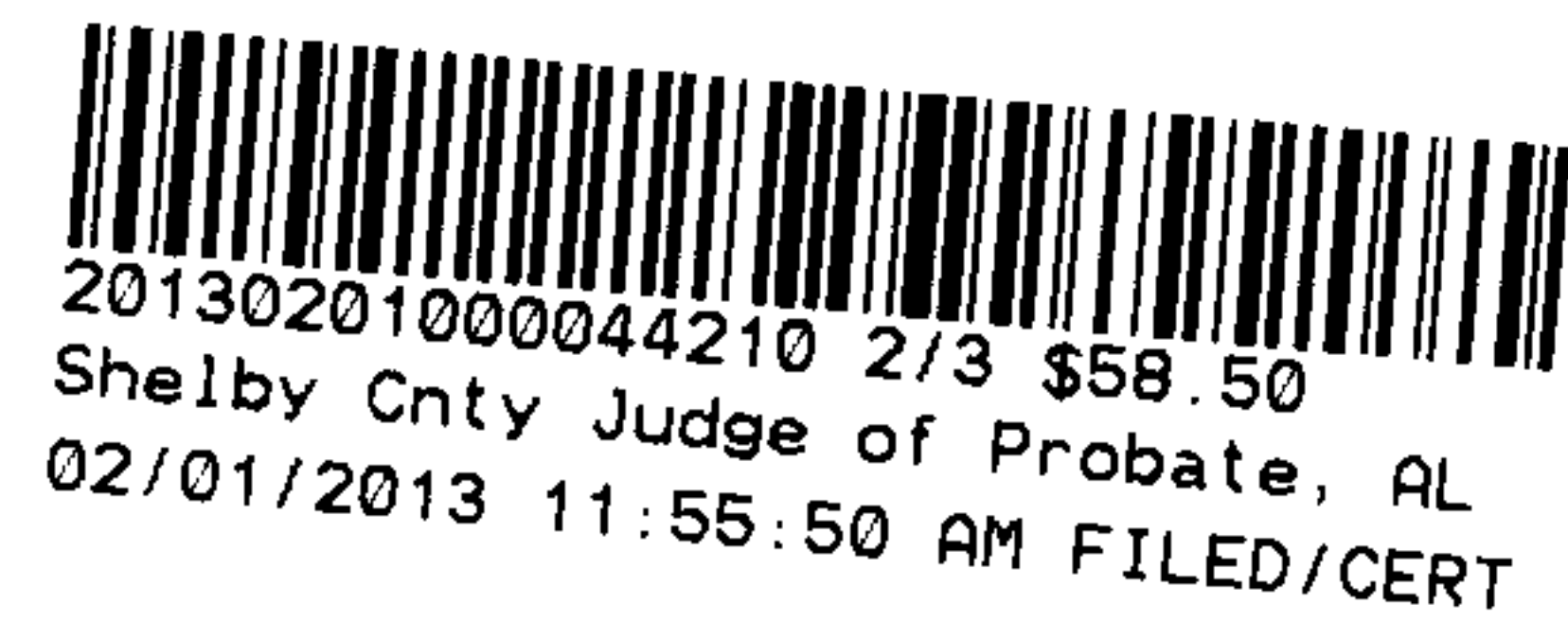


Exhibit "A" Legal Description

Lots 12, 13 and 14 in Block Number 2, per W. J. Maxwell Subdivision of the North half of the Northeast Quarter of Section 2, Township 21, Range 3 West, Shelby County, Alabama, as shown by map of same as recorded in Map Book 3, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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Real Estate Sales Validation Form

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

Grantor's Name Ginger Harwell
Mailing Address 680 Chris Court
Trussville, AL 35173

Grantee's Name Hoang Le & Tien Nhan Ly
Mailing Address 455 Highway 77 South
Columbiana, AL
35051

Property Address 204 & 210 2nd Place SW
Alabaster, AL 35007
Lots 12, 13 & 14, Block 2,
W.J. Maxwell Subdivision

Date of Sale January 30, 2013
Total Purchase Price \$ 40,500.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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).

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 1975 § 40-22-1 (h).

Date 1-30-13

Print

Ginger Harwell

Unattested

Bryan Gregg
(verified by)

Sign

Ginger Harwell

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1