THIS INSTRUMENT WAS PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Dung Quan Trac and Thanh Thuy Nguyen
61 Winterhaven Drive
Alabaster, AL 35007

20190107000004960 1/3 $51.00
Shelby Cnty Judge of Probate, AL
01/07/2019 09:36:32 AM FILED/CERT

STATE OF ALABAMA }
:
COUNTY OF SHELBY }

SPECIAL WARRANTY DEED

Know all men by these presents, that for and in consideration of **One Hundred Fifty Thousand** and **No/100 Dollars** ($150,000.00) and other good and valuable consideration in hand paid to **Compass Bank**, an Alabama banking corporation (hereinafter referred to as "Grantor") by **Dung Quan Trac and Thanh Thuy Nguyen**, (hereinafter referred to as "Grantees") the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

Lot 121, according to the Survey of Summer Brook, Sector 5, Phase 2, as recorded in Map Book 21, Page 105, in the Probate Office of Shelby County, Alabama.

This conveyance is subject however, to the following:

1. Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. Pipeline Permit and Right of Way to Southern Natural Gas Corporation, recorded in Deed Book 90, Page 445 and Deed Book 90, Page 333, in the Probate Office of Shelby County, Alabama.
7. Easement to Plantation Pipeline Company, as recorded in Deed Book 112, Page 364, Deed Book 112, Page 280 and Deed Book 212, Page 635, in the Probate Office of Shelby County of Alabama.
8. Easement to Alabaster Water Gas & Board, as recorded in Deed Book 278, Page 391, in the Probate Office of Shelby County, Alabama.
9. Covenant for Storm Water Run-Off Control, recorded in Instrument 1996-33658, in the Probate Office of Shelby County, Alabama.

Subject to outstanding statutory rights of redemption which run for a period of one year from the foreclosure date of March 27, 2018 as evidenced by that certain mortgage foreclosure deed recorded in Instrument 20180327000100190 in said Probate Office;

"AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' heirs, successors and assigns, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 20th day of December, 2018.

COMPASS BANK
an Alabama banking corporation

By: _____
Printed Name: Jim Shamp
Its: Vice President

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Shelby Cnty Judge of Probate, AL
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STATE OF TEXAS }
:
COUNTY OF DALLAS }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jim Shamp, whose name as Vice President on behalf of Compass Bank, an Alabama banking 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 the instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 20 day of December, 2018.

_____
Notary Public
My Commission Expires:

[NOTARIAL SEAL]

MELODY MASSEY
NOTARY PUBLIC - STATE OF TEXAS
ID # 651678-1
COMM. EXP. 03-06-2021

Real Estate Sales Validation Form

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

Grantor's Name	Compass Bank	Grantee's Name	Dung Quan Trac and Thanh Thuy Nguyen
Mailing Address	15 S. 20th St. Birmingham, AL 35233	Mailing Address	61 Winterhaven Drive Alabaster, AL 35007
Property Address	61 Winterhaven Drive Alabaster, AL 35007	Date of Sale	December 27, 2018
		Total Purchase Price	$ 150,000.00
		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
- ☐ Deed

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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).

Compass Bank

Date_____ Print ~~Clayton T. Sweeney Agent~~ Jim Shamp Vice President

_____Unattested _____ Sign_____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/07/2019
State of Alabama
Deed Tax:$30.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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Form RT-1