

This instrument was prepared by:
(Name) Daniel M. Spittler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Nam V. Nguyen
(Address) 1337 Willow Creek Place
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND FIVE HUNDRED AND NO/100 (\$80,500.00) DOLLARS

to the undersigned grantor, **DON KIRBY CONSTRUCTION, INC.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

NAM V. NGUYEN and wife, YEN P. NGUYEN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 73, according to the survey of Willow Creek, Phase Two, as recorded in Map Book
9 page 102 in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Willow Creek Place as shown by plat.
Public utility easements as shown by recorded plat, including a 7.5 foot easement on
West and 5 foot on North.

Right of Way granted to Alabama Power Company and South Central Bell by instrument
recorded in Real 50 page 252 in Probate Office of Shelby County, Alabama.

Easement to Town of Alabaster as shown by instrument recorded in Deed Book 308 page
255 in Probate Office of Shelby County, Alabama.

Easement as set out in Deed Book 308 page 136 in Probate Office of Shelby County,
Alabama.

Mineral and mining rights if not owned by Grantor.

\$78,822.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN 21 PM 3:35

Thomas A. Spittler, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 200.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 550

TO HAVE AND TO HOLD, To the said GRANTEES 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, together with every contingent
remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,
their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of January 1987 .

ATTEST:

Secretary

DON KIRBY CONSTRUCTION, INC.

By

President, Don Kirby

STATE OF ALABAMA

COUNTY OF SHELBY }

I, the undersigned a Notary Public is and for said County in said
State, hereby certify that Don Kirby
whose name as President of Don Kirby Construction, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and
as the act of said corporation,

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

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Don Kirby
Notary Public