

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Tu Duc Bui & ThuyThanh Le
name 3010 Hampton Circle
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Six Thousand Seven Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steve Cobb, a married man, d/b/a Steve Cobb Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tu Duc Bui and Thuy Thanh Le
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1039, according to Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18 page 36A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 207,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the Grantor of his Spouse.

Inst # 1994-30535

10/06/1994-30535
02:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my 1 hand(s) and seal(s), this 30th day of September, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Steve Cobb (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Steve Cobb, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A. D., 1994
My Commission expires: 5/29/95

Notary Public.

Inst # 1994-30535

CLAYTON T. SWEENEY, ATTORNEY AT LAW