

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:
Annie Tu-Anh Nguyen

NAME: William H. Halbrooks
704 Independence Plaza
ADDRESS: Birmingham, Alabama 35209

1204 Willow Oak Court
Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-One Thousand and no/100---(\$161,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John R. Lewis and wife, Laura L. Lewis

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Annie Tu-Anh Nguyen

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 840, according to the Survey of Riverchase Country Club, 15th Addition, Phase II, as recorded in Map Book 9, Page 14, in the Probate office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 144,900.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-23101

107/23/1997-23101
11:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.00

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 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, we have hereunto set our hands(s) and seal(s), this 15th
day of July, 1997.

(Seal)

John R. Lewis

(Seal)

(Seal)

Laura L. Lewis

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Lewis and Laura L. Lewis whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D., 1997.