

This instrument was prepared by

Send Tax Notice To: HUON VAN LE

(Name) Massey & Stotser, P.C.

name

115 VALLEY VIEW LANE

address

(Address) 1100 East Park Drive, Suite 301  
Birmingham, Alabama 35235

PELHAM, ALABAMA 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100----- DOLLARS (\$320,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GARY SHURETT AND WIFE, SHE CHENG SHURETT

(herein referred to as grantors) do grant, bargain, sell and convey unto HUON VAN LE AND WIFE, BICH H. TRAN

(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 17, Sector Two, Brookstone Subdivision, as shown by Map of Plat recorded in Map Book 5, Page 14, Office of the Judge of Probate Of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) TAXES FOR THE YEAR 1999, AND SUBSEQUENT YEARS. (2) EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, LIMITATIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY. (3) MINERAL AND MINING RIGHTS, IF ANY.

\$288,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Gary Shurett and Gary C. Shurett are one in the same person.

Inst # 1999-08928

03/03/1999-08928

01:51 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 40.50

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, we have hereunto set our hand(s) and seal(s), this 1st day of March, 19 99.

(Seal)

X GARY SHURETT

(Seal)

(Seal)

X SHE CHENG SHURETT

(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 GARY SHURETT AND WIFE, SHE CHENG SHURETT whose name(s) 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 1st day of March, A.D., 19 99.

MY COMMISSION EXPIRES SEPTEMBER 13, 1999

Notary Public